

5/S



GOVERNMENT INFORMATION CENTER
SAN FRANCISCO PUBLIC LIBRARY
CIVIC CENTER
SAN FRANCISCO, CALIFORNIA 94102

SAN FRANCISCO
PUBLIC LIBRARY

REFERENCE
BOOK

Not to be taken from the Library

SAN FRANCISCO PUBLIC LIBRARY



3 1223 04590 8150

SAN FRANCISCO
REDEVELOPMENT AGENCY

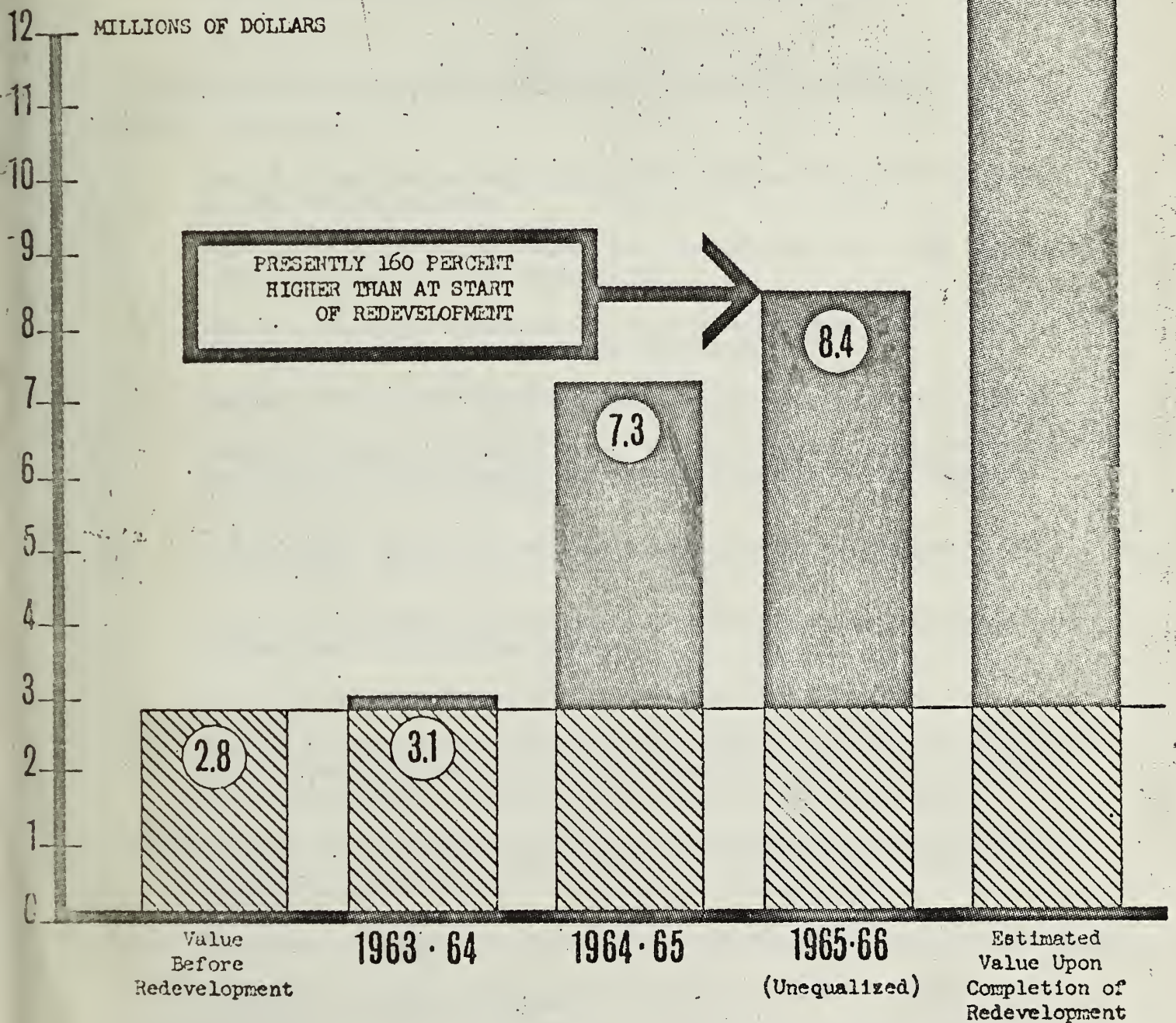
DOCUMENTS RELATING TO WESTERN ADDITION REDEVELOPMENT

VOLUME II

1. Changes in Assessed Values in Western Addition Area A-1 (July 15, 1965)
2. The Change in Rehousing and Relocation Aids (August 17, 1965)
3. The Homemaking Teaching Program: An Experimental Service for Residents of Western Addition Area 2 (November 1965)
4. Offering Number 1: Moderate Priced Private Housing, Western Addition Area A-2 (February 1966)
5. Rehabilitation Western Addition Area 2 (September 1966)
6. Information for Residents of Western Addition Area 2 (April 1967)
7. Who Says A-2 People Aren't Developing A-2? (May 16, 1967)
8. Offering Number 2: Moderate Priced Senior Citizen Private Housing (August 1967)
9. Area 2 General Rehabilitation Specifications (December 1967)
10. What is Happening to the Western Addition Area A-2 Residents? (December 17, 1967)
11. More Relocation Housing for Western Addition Area 2 (January 19, 1968)
12. You and Your Housing: Information for Residents of Western Addition A-2 (July 1968)
13. Official Redevelopment Plan for the Western Addition Approved Redevelopment Project (amended through August 3, 1970)
14. Official Redevelopment Plan for the Western Addition Approved Redevelopment Project (amended through July 6, 1976)
15. Preservation (February 1977)
16. In Historical Perspective — Is Redevelopment of the Western Addition A-2 a Ripoff? Or is It Worth It? (February 11, 1978)
17. Redevelopment Plan for the Western Addition Approved Redevelopment Project Area A-1 (May 3, 1985)
18. Western Addition A-2 Redevelopment Plan (October 3, 1994)

SF
R35
7.27

Changes In Assessed Values in Western Addition Area A-1



Source: Records of the Assessor, City and County of San Francisco

San Francisco Redevelopment Agency
July 15, 1965

6 45253 SFPL: ECONO JRS
50 SFPL 03/16/01 69



THE HISTORY OF THE
CITY OF BOSTON



By SAMUEL JOHNSON, Esq.
Author of the "Dictionary of the English Language," &c.
LONDON: Printed by J. JOHNSON, in Pall-mall.

San Francisco,
Redevelopment Agency,

THE CHANGE IN REHOUSING AND RELOCATION AIDS*

MAJOR AIDS AVAILABLE DURING FIRST WESTERN ADDITION PROJECT

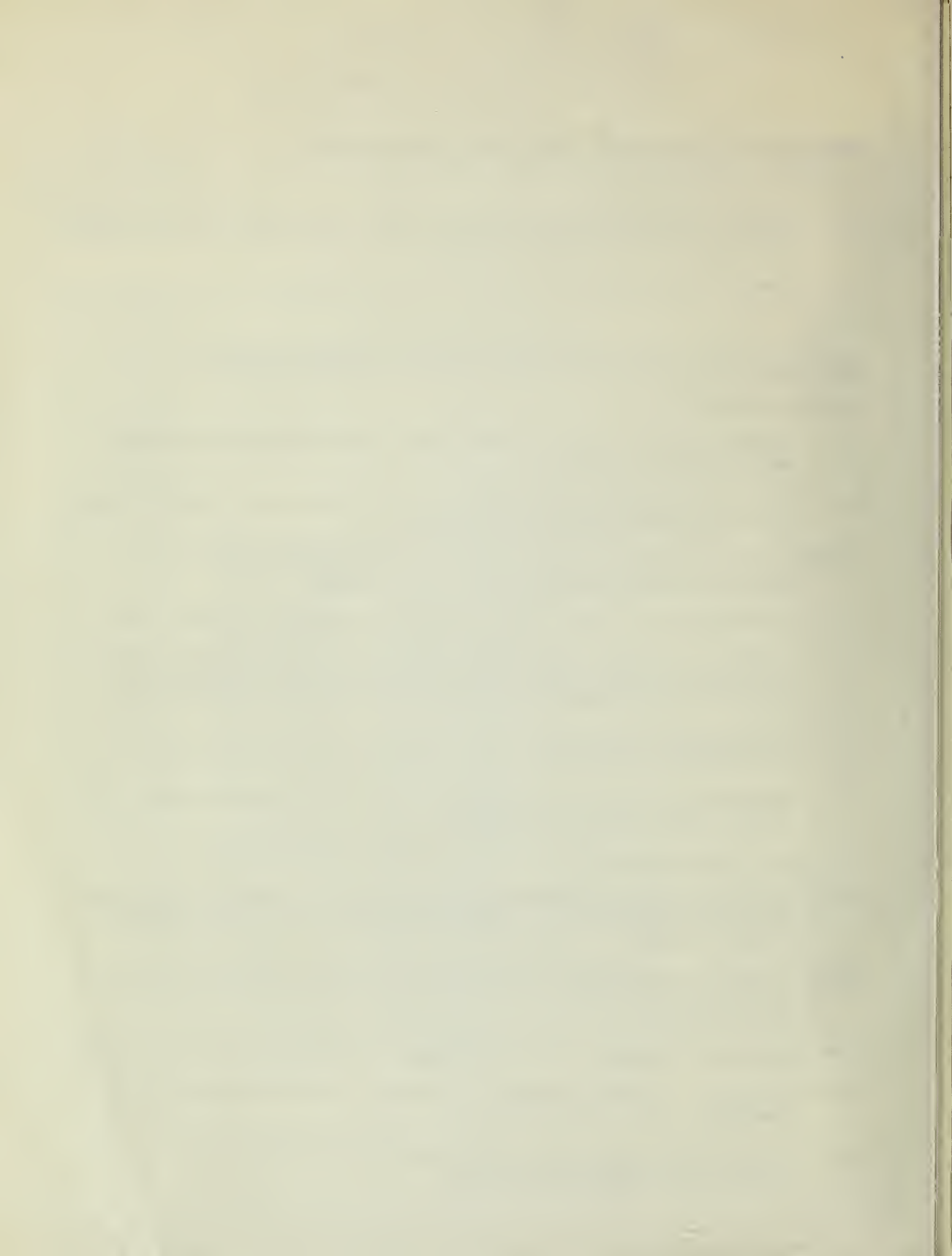
1958-60 Peak A-1 Relocation:

1. Maximum relocation payments of \$100 to each displaced individual or family, and \$2,500 to each displaced business.
2. Federal financing of units of low rent public housing.

AIDS MADE AVAILABLE SINCE FIRST WESTERN ADDITION PROJECT (1961-1965)

Federal Legislation:

1. Maximum relocation payments increased to \$200 per individual or family and \$25,000 per business.
2. FHA Sec. 221(d)(3) program authorized low interest rate, long term insured loans for moderate-income families only.
- 3.*** FHA Sec. 221(d)(3) program continued, and the maximum interest rate reduced to three percent to assure lower rentals.
4. Authorization for "below market" sales of redevelopment project lands.
5. Community Facilities Administration Sec. 202 program authorized direct low interest loans to public and nonprofit developers of housing for elderly persons or families.
6. Redevelopment agencies authorized to rehabilitate and sell up to 100 dwelling units per project.
7. Demonstration grants made available to develop new ways of housing low income families in private housing.
8. Low interest loans for re-establishing displaced businesses.
- 9.** Federal relocation adjustment payments provided, covering 12 months rental for displaced families and single householders, 62 or over, rehoused in private dwellings. (Payable within 5 months from displacement.)
- 10.*** Federal rent supplements authorized for low-income families and elderly individuals in moderate-priced private housing financed at regular interest rates.
- 11.** Admission of single, elderly individuals to moderate-priced private housing.
- 12.** Admission of single handicapped individuals to moderate-priced private housing.
- 13.** Authority to reduce price of redevelopment land for housing for low and moderate income single individuals.



- 14.** Federal rent aid program allowing payments of up to \$120 per year to housing authorities to enable them to house displaced families and individuals of very low income.
- 15.*** Extension of the public housing program with appropriate subsidies to permit leasing of privately-owned units for use as public housing.
- 16.** HHFA direct loans for rehabilitation of properties in urban renewal areas to owners or tenants who are unable to secure funds from other sources on reasonable terms; interest not to exceed 3 percent; monthly payment not to exceed 20 percent of applicant's average monthly income, with respect to residential property.
- 17.*** Federal grants up to \$1500 to families with incomes not in excess of \$3000 for rehabilitation of their properties.
- 18.*** Severance allowance of \$2500 to displaced small businesses whether they re-establish or not.
- 19. Numerous special aids available through the Economic Opportunity Act of 1964.

California State Legislation:

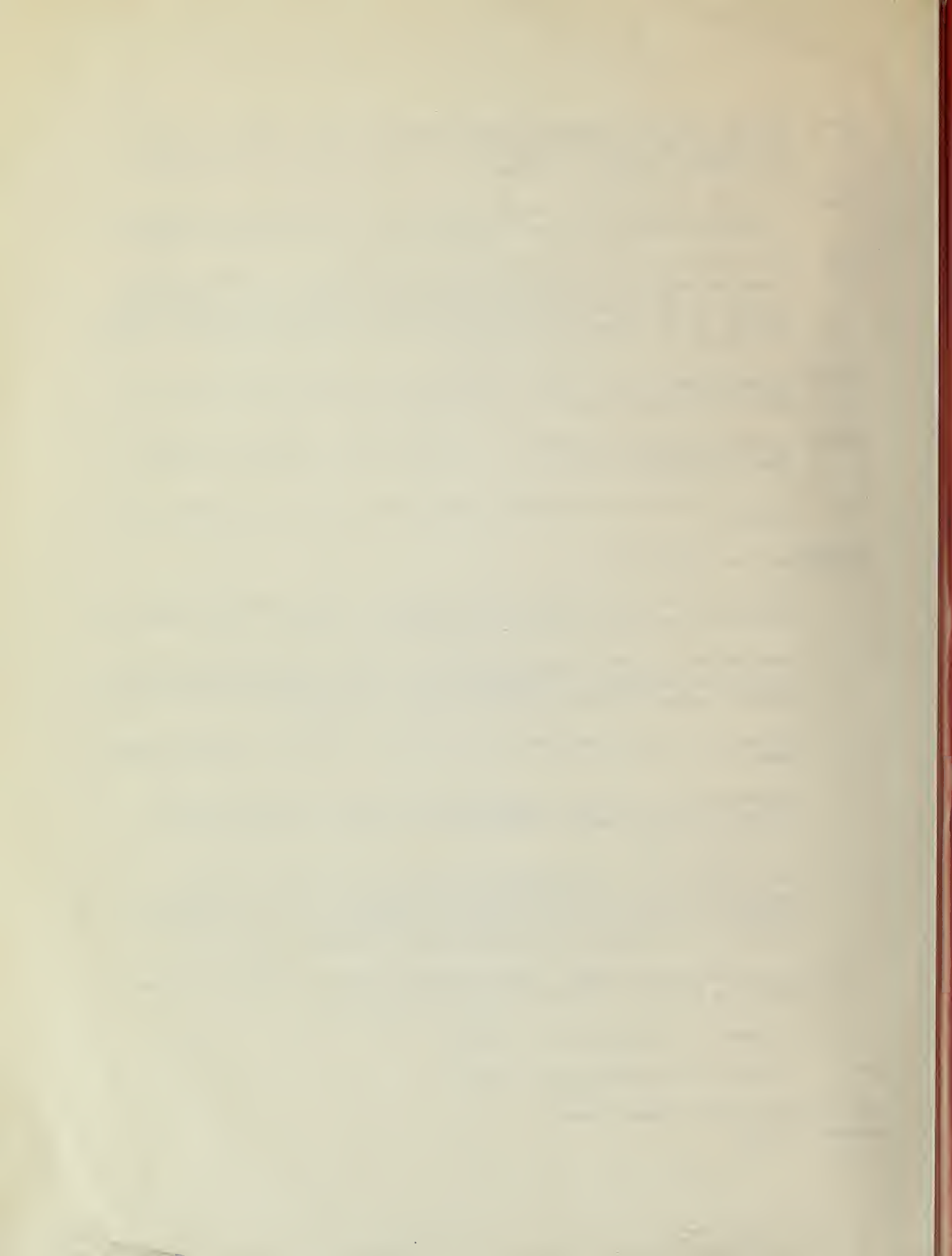
- 1. Removal of the restriction of the California Community Redevelopment Law prohibiting an agency from rehabilitating structures.
- 2. Permission for a redevelopment agency, in order to facilitate the re-location of families, to utilize all of the aids made available through Federal renewal, redevelopment and housing legislation.
- 3. Businesses extended reasonable preference to re-enter the redevelopment area.
- 4. Authorization for sale of land acquired as part of a redevelopment project to local housing authorities for low-rent housing at a specialized price.
- 5. Authorization for a redevelopment agency, at the request of the legislative body of the community, to buy property either within or outside a project area from a public or private entity to be sold or leased for development of moderate-priced relocation housing.

* Only key aids are listed. Agency administrative organization has an extensive battery of services which are not shown.

** Provided in the Housing Act of 1964.

*** Provided in the Housing Act of 1965.

San Francisco Redevelopment Agency
August 17, 1965



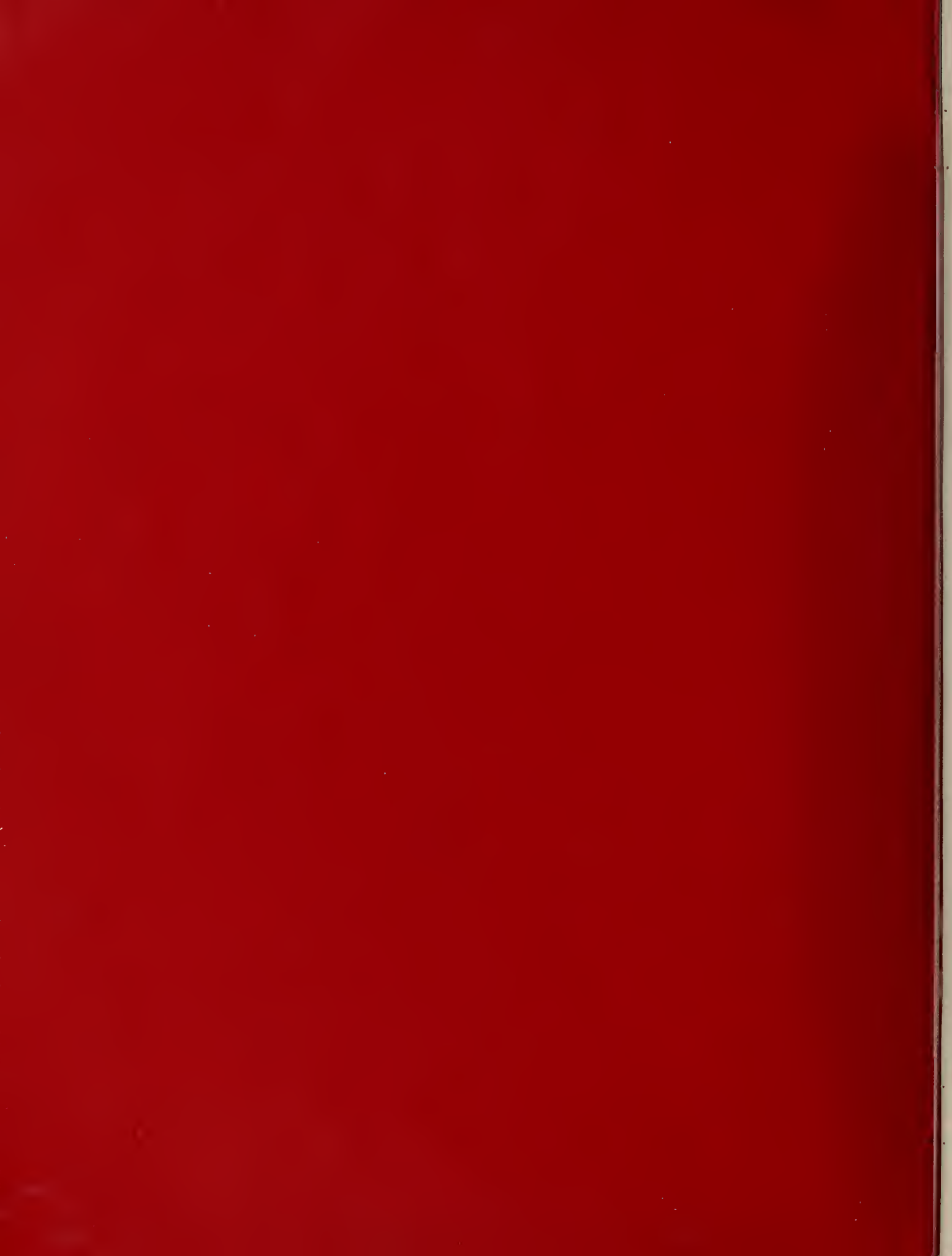
52
535
77

the Homemaking Teaching Program

An experimental
service
for residents of
Western Addition Area 2

Conducted by
the Community Services Division
of the San Francisco Redevelopment Agency

(November 1965)



THE HOMEMAKING TEACHING PROGRAM

An Experimental Service
For Residents of
Western Addition Area 2



SAN FRANCISCO REDEVELOPMENT AGENCY

Everett Griffin, Chairman
Walter F. Kaplan, Vice Chairman
James A. Folger
Lawrence R. Palacios
Stephen Walter



M. Justin Herman, Executive Director

Julia B. Smith, Chief, Community Services Division
Virginia Spaeth, Homemaking Advisor
Irene B. Miller, Community Relations Advisor
William A. Kellar, Project Manager, Western Addition Area 2

November, 1965

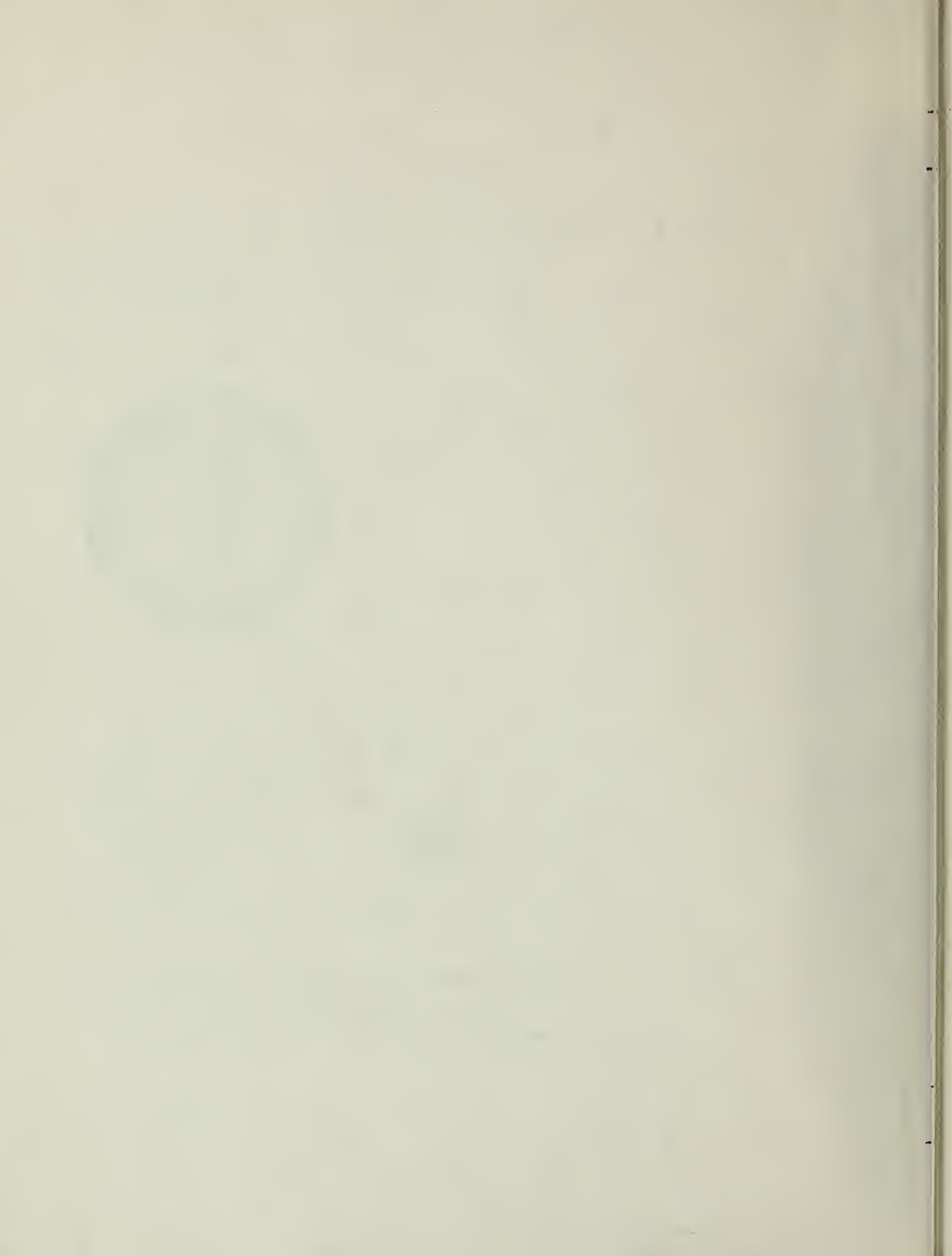
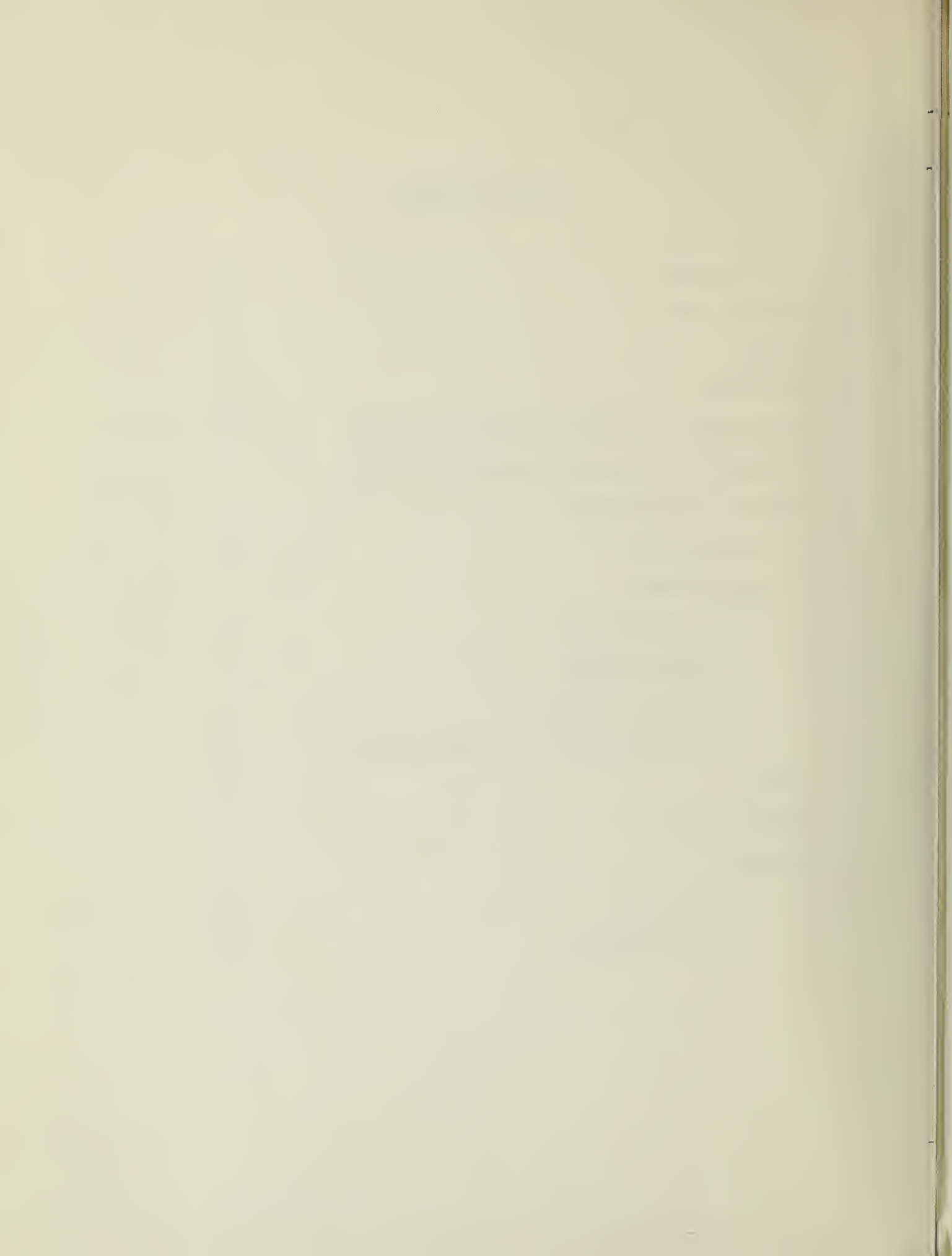


TABLE OF CONTENTS

Acknowledgments	1
Introduction	2
Purpose	2
Philosophy	2
Description of Project Area and Its Residents	3
Background of Proposal of Demonstration Project	3
Carrying Out the Project	4
Home Visits	4
Small Groups	5
Single Page Leaflets	5
The Homemaking Fair	6
Inter-Agency Cooperation	6
San Francisco State College Participation	7
Summary	8
Recommendations	9
Appendix	
Case Histories	10
Statistical Summary	12



ACKNOWLEDGMENTS

We are grateful for the cooperation of Dr. Harold Spears, Superintendent, San Francisco Unified School District, and Dr. Gertrude Leuhning, Head of Department of Home Economics, San Francisco State College, in making staff time available for consultation on this project.

Miss Kathleen McGillicuddy, Supervisor, Homemaking Education, San Francisco Unified School District, served as main consultant.

Dr. Helen Mau, Associate Professor, Department of Home Economics, San Francisco State College, assisted with supervision and direction of the students who were involved with the project.

We also thank Mrs. Sheila Spaulding, Economic and Behavioral Consultant, for her assistance in writing up the project.

The Subcommittee on Homemaking gave invaluable assistance and guidance. It included:

Miss Kathleen McGillicuddy, Chairman
Mrs. John Bremond, resident of Area 2
Mrs. F. L. Harrison, resident of Area 2
Miss Mary Linton, Coordinator, Department of Social Service
Miss Marjorie Lumm, Home Economics Consultant, Wine Institute
Dr. Helen Mau, Associate Professor, Department of Home Economics, San Francisco State College
Dr. Marian Mykytew, Health Officer, Westside Health Center
Mrs. Evelyn Press, Vice Principal, Pacific Adult School, Adult Division of the San Francisco Unified School District
Miss Rose Richards, Director, Young Women's Christian Association
Mr. James Stratton, Executive Director, Booker T. Washington Community Service Center
Miss Brahna Trager, Executive Director, San Francisco Homemaker Service
Mrs. Helyn Wolff, Supervisor, Westside Health Center

To the students of San Francisco State College who participated in the project, we extend our sincere appreciation:

Shirley Blair
Phoebe Clark
Lois Di Donato
Carol Ann Dong
Marie Drisdale
Geraldine Edwards
Marjorie Heaston
Maria Holzworth
Young Kim

Virginia Kirkpatrick
Linda Jackson
Sharon Jah
Sibyl Metheny
Linda Morris
Judith Neikirk
Brenda Ponder
Seiko Sawai
Terry Ward

INTRODUCTION

This report to the Sears-Roebuck Foundation summarizes a special Homemaking-Teaching Demonstration Program which was undertaken by the San Francisco Redevelopment Agency with advisory services provided by the San Francisco Unified School District. The Program was assisted by a \$4,500 grant from the Sears-Roebuck Foundation provided for the development and preliminary implementation of a curriculum for homemaking-teaching for residents of an urban renewal area.

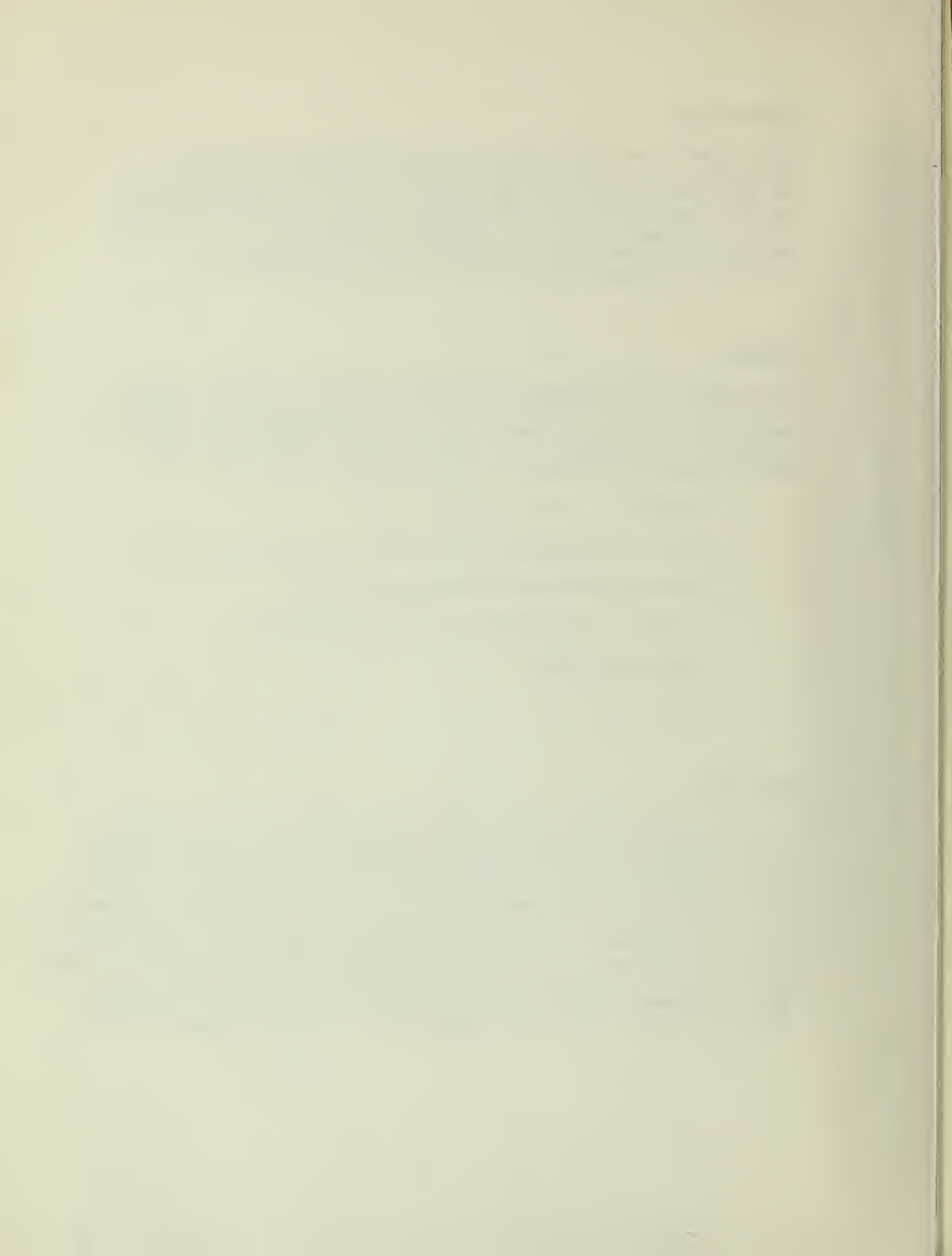
PURPOSE

The purpose of the Homemaking-Teaching Program was to offer homemaking consultation to Western Addition Area 2 Redevelopment Project families and individuals. The aim was to develop more knowledgeable and skillful homemakers, the program of teaching instruction being based on the specific needs of the families in the following categories:

1. Management of time, energy and money
2. Basic nutrition and food marketing, preparation and service
3. Home furnishings and housekeeping practices
4. Selection, construction and repair of clothing
5. Health and safety
6. Child care

PHILOSOPHY

The San Francisco Redevelopment Agency has a moral and legal obligation to assist families in finding standard housing, but the Agency recognizes that its responsibility goes far beyond assistance in physical relocation. The vast majority of the residents are not living in a slum by choice and they did not create the slums in which they live. They are there because of a variety of social and health problems, lack of educational opportunities and lack of job skills. The rehousing process can be a way to "raise their sights" so that they will become self-sufficient and self-respecting citizens providing that all available community resources are mobilized to assist them. For example, some will be referred to job training and retraining; some for remedial educational programs; some to courses designed for the



physically handicapped; some to social agencies for treatment of emotional problems. The Homemaking-Teaching Program is one of several designed to prepare families and individuals for a better way of life.

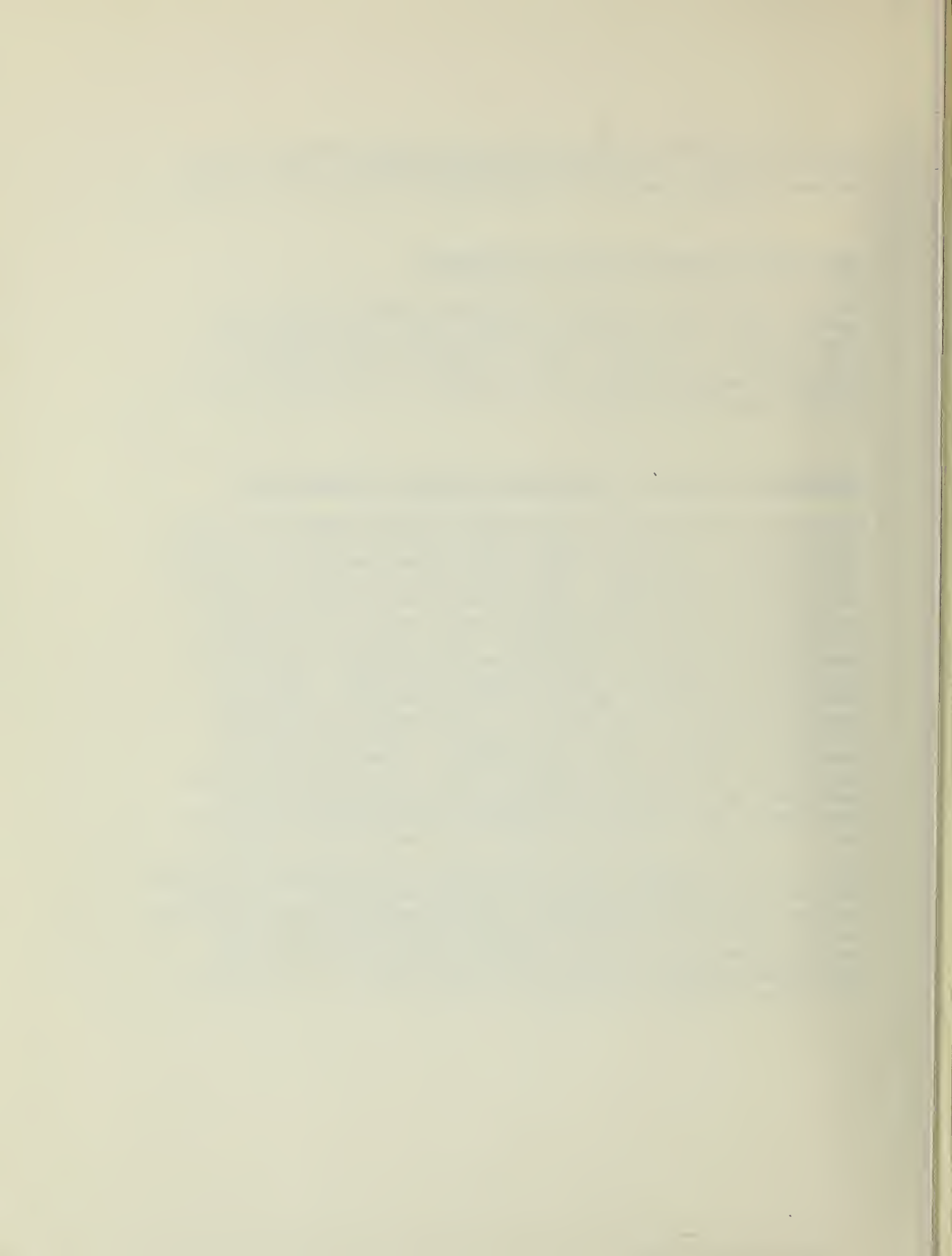
DESCRIPTION OF PROJECT AREA AND ITS RESIDENTS

Western Addition Area 2 consists of 296 acres within 73 blocks. It involves some 14,500 residents, including 2,720 families and 5,000 single persons. Seventy percent of the families and 40 percent of the single persons are nonwhite. Only 10 percent of the households are occupied by owners and more than 56 percent of the families have gross earnings under \$5,000 a year.

BACKGROUND OF PROPOSAL OF DEMONSTRATION PROJECT TO SEARS-ROEBUCK

Preliminary planning for the Homemaking-Teaching Program began in the spring of 1962. The Redevelopment Agency employed a community relations consultant who contacted key health and welfare agencies to ascertain the need for such a project. The consultant also sought the advice of the Supervisor of Homemaking Education and staff of the Adult Education Division of the San Francisco Unified School District; Dean of Home Economics, University of California at Davis; and the Chairman of the Home Economics Department, San Francisco State College. In addition, conferences were held with United Community Fund staff, appropriate member agencies and with the Public Health Department. There was unanimous agreement on the need for a unique project and widespread evidence of community interest and support. In August 1962, the Redevelopment Agency invited representatives of health and welfare agencies serving the Western Addition area to form an Ad hoc Advisory Committee. On the basis of recommendations from this group, the Redevelopment Agency agreed to undertake a pilot project so that the Agency would have a realistic picture of the needs of the residents.

Early in 1963 the Agency contacted the Sears-Roebuck Foundation outlining the plans for the Homemaking-Teaching Program and asking if it would consider funding the demonstration. The Foundation expressed an interest and later officials came to San Francisco to meet with Agency staff. It was agreed that the San Francisco Unified School District and the Redevelopment Agency would file a joint application. In the spring of 1964 a grant of \$4500 was received.



CARRYING OUT THE PROJECT

The major problems experienced with low-income families throughout the United States have been eliciting interest and overcoming barriers of contact and communication. Experience has shown that low-income families rarely accept the formal classroom as a medium for instruction and seldom participate in any group activity other than their own informal and spontaneous associations. It was recognized, therefore, that a great effort would have to be made in order to find participants. This means that the home economist would have to discover the points at which the families' aspirations intersected with those of the larger community, whether this be an expressed concern for the education of their children, a fear of illness or losing a job, or simply a desire to lose weight. It was felt that under no circumstances should the home economist impose her perception of need on the family, but rather, she should draw from the family an articulation of some desire for help no matter what the problem. If help could be given promptly with this problem, it was hoped that a relationship of confidence would then be established, leading to other areas in which help could be given.

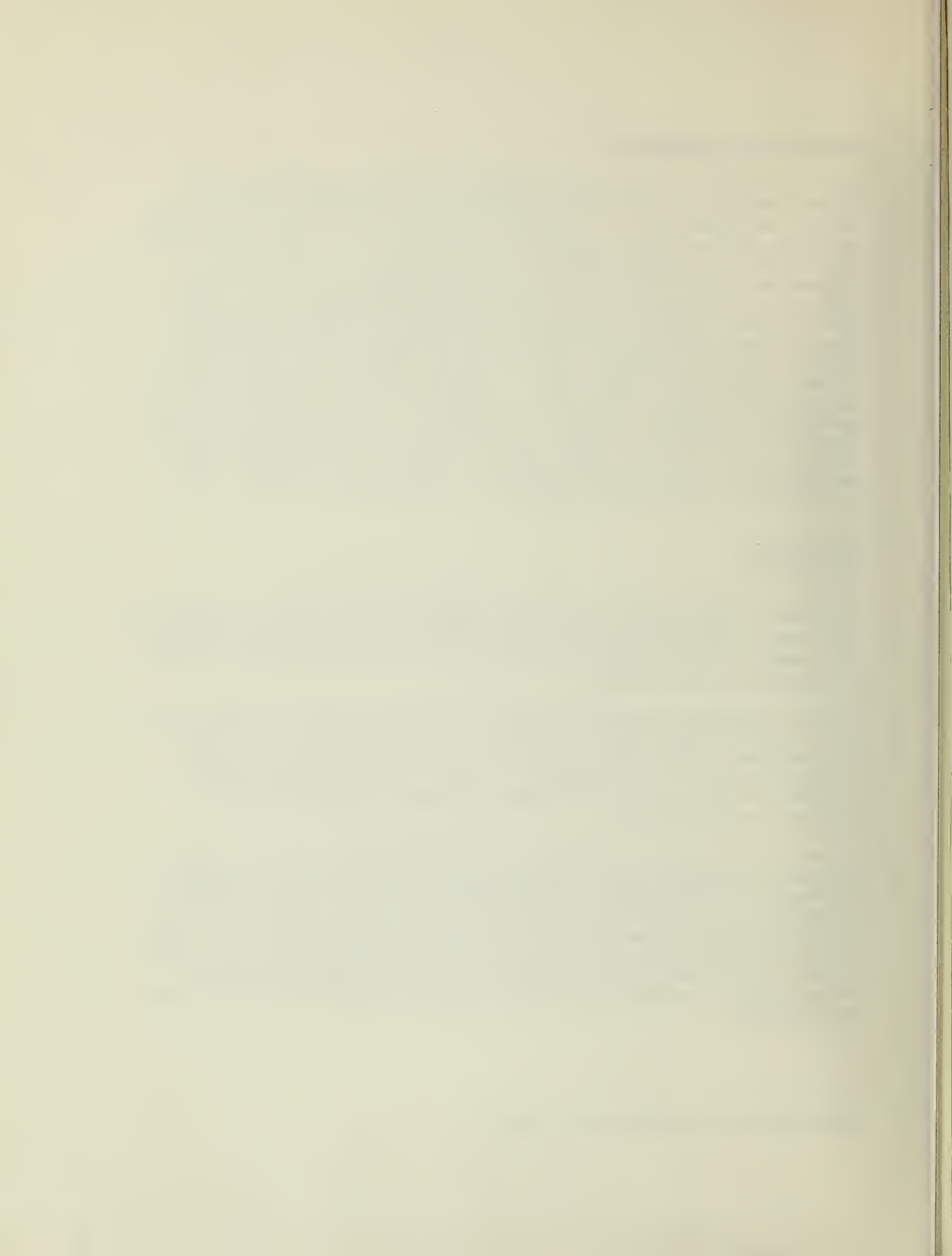
HOME VISITS*

Contact, therefore, was made on an individual basis. However, in spite of the numerous individual contacts with families both directly and indirectly, less than 10 percent responded with an expression of some desire for help. This experience generally supported that of work with low-income families throughout the United States.

Families initially perceived a large variety of problems as being of most significance to them: some were concerned with medical bills, others with problems of overweight, the cost of food, the unemployment of the husband, the death of a relative, the school difficulties of a child. All problems were of a real and immediate nature--never impersonal, abstract, or generalized.

The skill and promptness with which the home economist was able to deal with their immediate issues, however minor or irrelevant they appeared in terms of the great web of problems which the family faced, determined her success in establishing confidence and trust, thus opening the way for giving additional assistance in solving other problems. At no time during the course of the program did the home economist suggest or attempt to deal with issues remote from the concerns of homemaking, although referrals were sometimes made to other groups and agencies when the need was indicated.

*See Appendix for statistical summary



During home visits, instruction was given in many areas of homemaking; (1) budgeting, including shopping trips to stores to learn comparative buying; (2) finance--the use of credit, the hazards of door-to-door salesmen, the relative value of lay-away plans vs. installment buying; (3) clothing--its choice, care, repair and restyling; (4) refinishing of furniture; (5) housecleaning and home care, particularly with respect to pest control, storage and safety; and (6) planning for better nutrition and variety in the family's diet. (See Appendix for detailed description of some of the cooperating families.)

SMALL GROUPS*

As a good relationship was established and the confidence of the family in the home economist increased (sometimes only after repeated friendly visits), small groups were formed to meet either in homes or in the sewing room in the site office, which had been equipped with funds provided by the Sears-Roebuck Foundation.

The desire to learn to sew proved quite common to women of all ages once some of their initial problems had been solved or were on their way toward solution. Since sewing skills are not expected of the average homemaker, there is no loss of status involved in expressing a desire to learn (as there might be with cooking and child rearing).

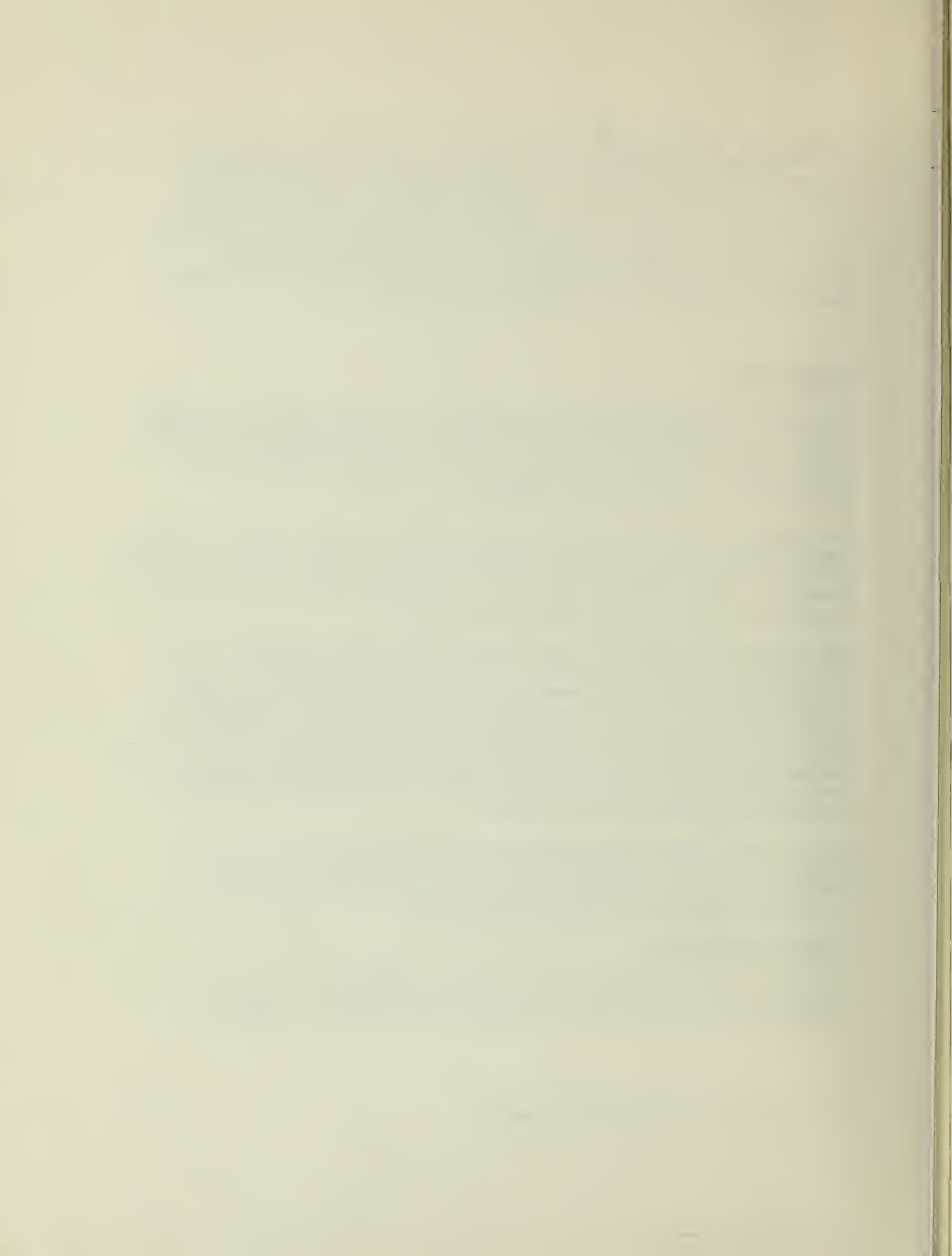
The warmth and informality of the small sewing group, usually with no more than six participants, proved conducive to conversation and opened up opportunities for the homemaking staff to discuss other problems confronting the families. Experiences were shared and a relationship of mutual respect maintained in which the guidance of the instructor on matters of her greater skill and knowledge was well received. Out of the sewing group discussions have come requests for instruction in food preparation and nutrition, and funds from the Foundation grant were used to equip a kitchen in the site office.

When a family demonstrated adequate interest and resources, it was referred for further instruction to classes offered by the Adult Education Division of the San Francisco Unified School District or the local Young Women's Christian Association.

SINGLE PAGE LEAFLETS

Literature which is generally available on homemaking is not usually geared to the specific needs of the low-income family. Therefore,

*See Appendix for statistical summary



during the course of the Homemaking-Teaching Program a number of single page leaflets on a variety of subjects were prepared and distributed. Besides being easily read and absorbed, these leaflets stimulated interest and served as departure points for more lengthy discussions.

THE HOMEMAKING FAIR*

Residents of the Western Addition, the home economics students from San Francisco State College and community agencies of the area cooperated in putting on a one-day Homemaking Fair, in which there were twelve exhibits and demonstrations of various aspects of home management. These included interior decoration and improvement of the home, food preparation and nutrition, sewing, pest control, family finance (including money-saving techniques), laundering and ironing. Exhibitors included the United States Government Food and Drug Administration, the Pacific Gas and Electric Company, the Dairy Council of California, local banking institutions, a City Health Environmental Inspector, San Francisco State College students, and classes from the Adult Division of the San Francisco Unified School District.

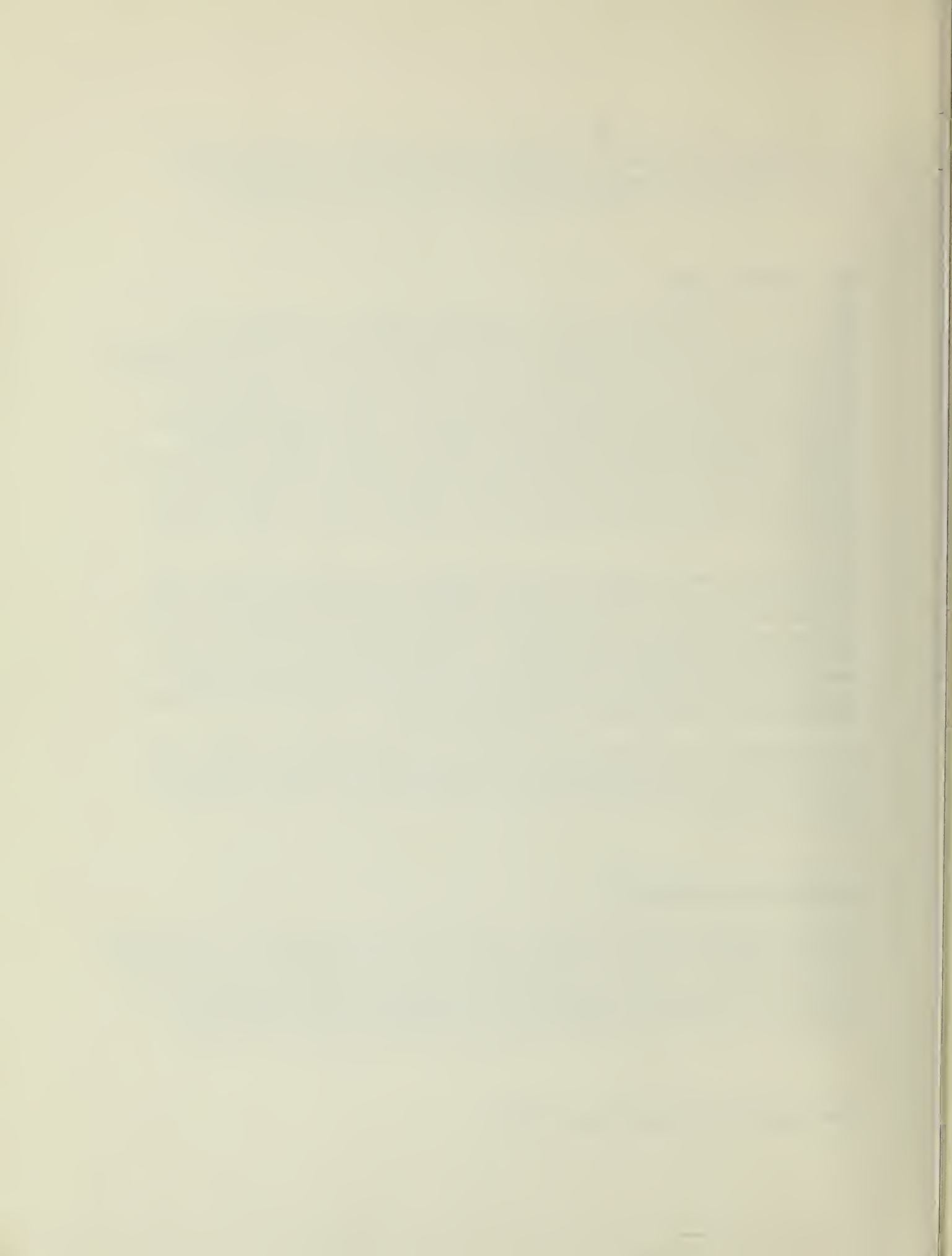
The planning committee met a number of times over a period of six months to determine the most effective and acceptable type of presentation and to make an evaluation. Particularly active in both planning and execution of the Homemaking Fair were the Y.W.C.A. and the Adult Division of the San Francisco Unified School District. Eight of the sponsoring community agencies exhibited their services and residents of the area served as hostesses. Door prizes and free samples donated by members of the Fillmore Merchants Association were an added attraction.

Approximately 200 residents of the area were attracted to the Fair, and evidence of its success has been the germination of a degree of neighborhood activity and participation which had been almost entirely lacking prior to the Fair.

INTER-AGENCY COOPERATION*

It was recognized that solutions to the problems of many of the families who would participate in the program could only be solved through the application of the combined services of many agencies. Thus, numerous conferences were held with health, welfare, housing and education agencies to enlist their advice and assistance in planning for the Homemaking-Teaching Program. As a result of these conferences, the Ad hoc Advisory Committee mentioned

*See Appendix for statistical summary



earlier was formed in 1962. Upon appointment by the Redevelopment Agency of an overall Advisory Committee on Community Services early in 1964, the Ad hoc Committee became the Subcommittee on Homemaking.*

Joint staff meetings have been held with some thirty agencies to exchange information on services offered and to explore inter-agency cooperation and referrals. Examples of the resulting cooperation were:

1. Provision of instruction and sewing space for the Family Service Agency Parents' Club. This group held weekly meetings in the Western Addition Area 2 site office sewing room and completed draperies for their club room.
2. Consultation by the homemaking teacher for a Senior Citizen Center established by the Council of Churches for Area 2 residents. Advice was given on food buying, preparation, and storage to insure adequate nutrition.

SAN FRANCISCO STATE COLLEGE PARTICIPATION

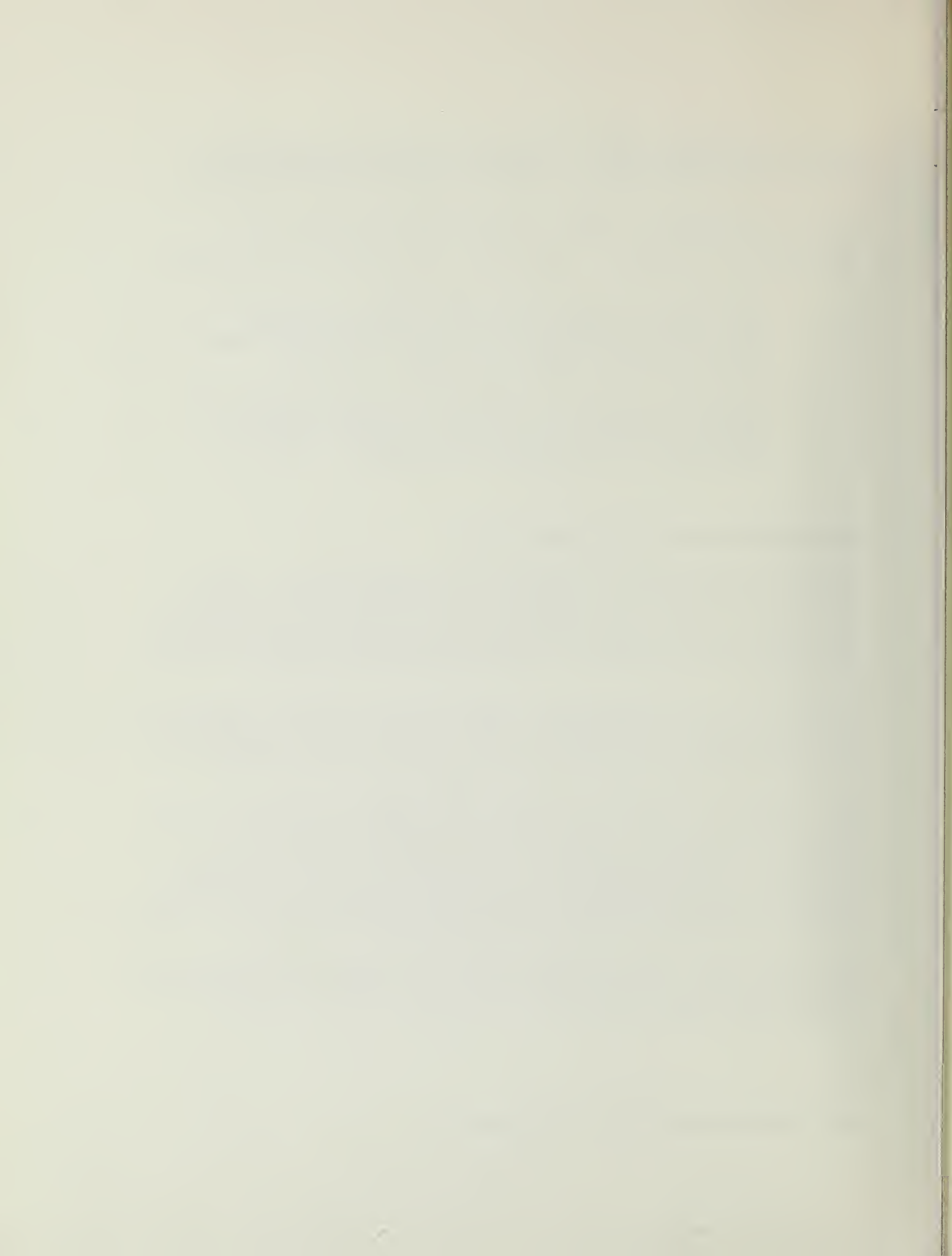
Senior level Home Economics students at San Francisco State College elected to participate in the Homemaking-Teaching Program as a part of their credit in their Home Management Course. Through this partnership the students gained insight into community makeup and human values and the Agency had the advantage of additional professional help to implement the project.

Orientation to the Program was provided by the staff through interpretation of the Homemaking-Teaching goals, several visits to the Western Addition Area 2 Site Office and a tour of Area 2. Following this, projects were assigned according to the students' interests.

The students were directly involved in the Program in a variety of ways. They made home visits to families, played an active home in the homemaking subcommittee of the Advisory Committee on Community Services, assisted in developing guidelines and content for small groups on home management, served as recruiters for the Program as well as instructors, helped in designing a brochure announcing the Homemaking-Teaching Program, and assisted with plans for the Homemaking Fair.

The students were especially effective in their ability to awaken interest among the families without arousing suspicion or hostility, and were, for the most part, warmly received.

*See "Acknowledgment" page for membership list



SUMMARY

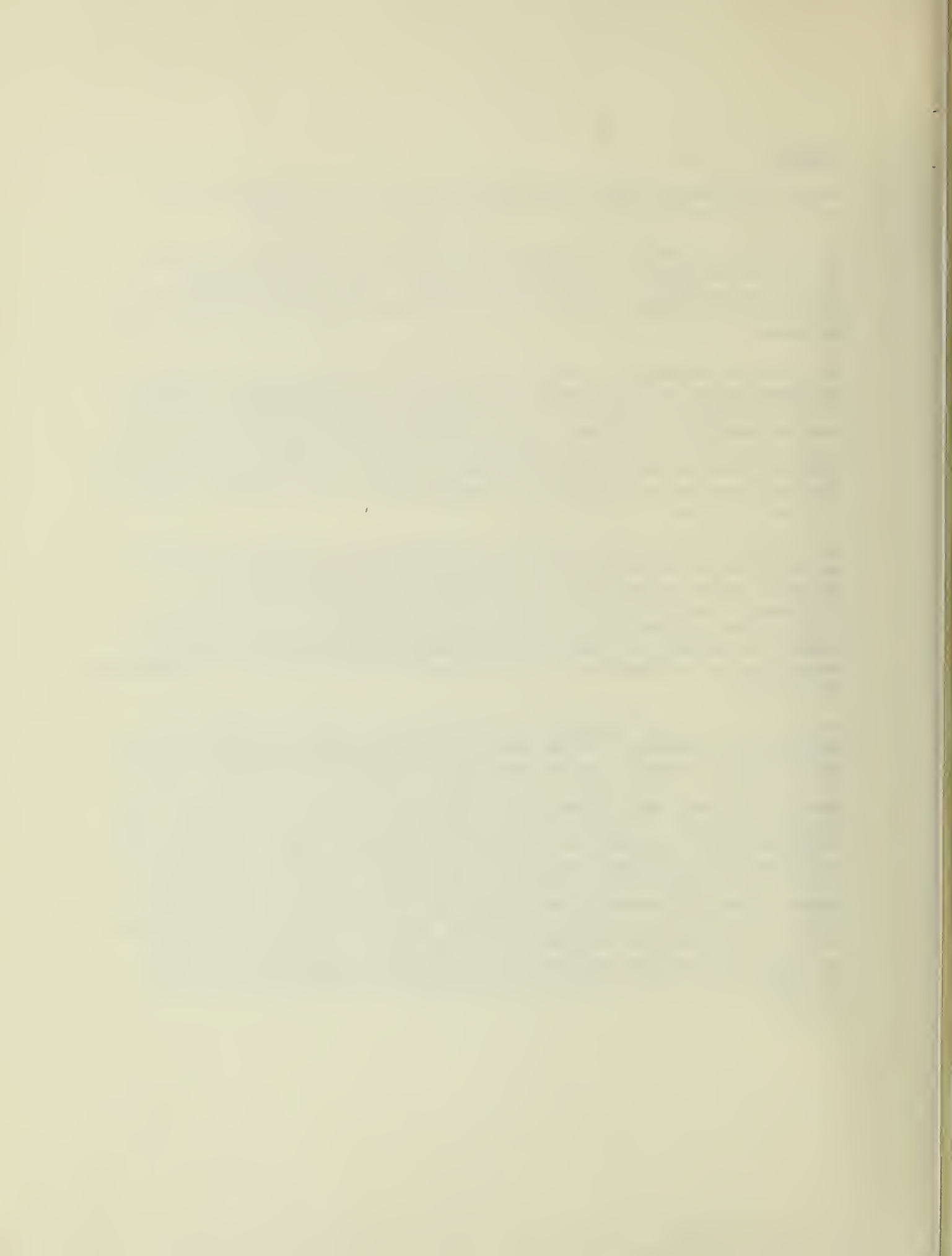
Certain observations may be made which may serve as guidelines in the continuation and expansion of the Homemaking-Teaching Program.

The solution of real and immediate problems as perceived by the families is of great importance in establishing confidence and creating the foundations on which to base a fuller program. Only after confidence is gained should attempts be made to deal with more abstract and longer-ranged problems.

The greatest successes in establishing good relationships with families were experienced in short-range projects where the benefits were immediate: cleaning up and organizing the home, sewing, making referrals for medical care, arranging for children to join Operation Headstart. There was less success in establishing relationships when from the beginning attempts were made to pursue projects where immediate results could not be seen: long-term financial planning or budgeting, or explanations of the long-term effects of good nutrition and a balanced diet.

The Economic Opportunity Program and the Federal Aid to Education Program are now directly attacking the basic causes of the problem of low and irregular income, among which are discrimination, low educational achievement, lack of work skills and work opportunities, and poor health. Both of these programs will provide excellent opportunities for close cooperation between the staff of the Homemaking-Teaching Program and the several groups and agencies which will assume responsibility for implementing the programs.

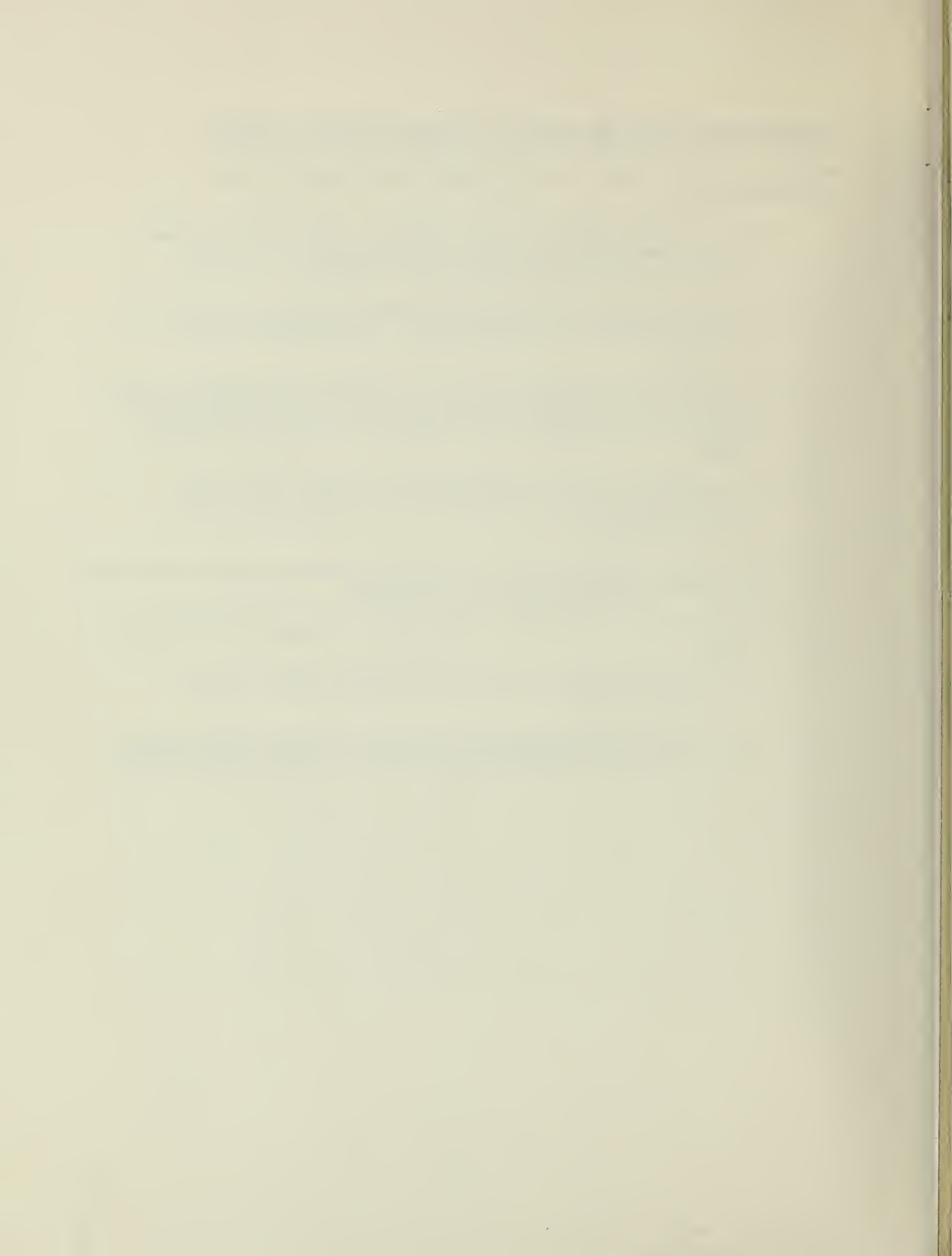
The opportunities for cooperation in the preschool program appear to be particularly promising. It has been well established through many studies that a close correlation exists between the poverty of the home (in terms of its drabness, lack of color and variety, and lack of materials, tools, space and privacy) and inattention, apathy and slowness of learning in the elementary grades. Both the Poverty and the Aid to Education Program will undoubtedly place emphasis on enlarging the younger child's experience with color, materials and tools and with order in time and place. Homemakers could assist considerably in helping the parents of these preschoolers to create a home environment which repeats the lessons they are learning in school. As parents are drawn more deeply into the school programs through love for their children and concern for the children's future, they may be helped to learn the importance of a reinforcing home environment and the importance of their role in the education and development of their children.



RECOMMENDATIONS CONCERNING FUTURE OF HOMEMAKING-TEACHING PROGRAM

Based on experience gained from the Demonstration Project, it is recommended that:

1. The individual approach to each family, together with informal, flexible small group meetings such as classes in clothing construction and food preparation be continued.
2. Provision through the Homemaking-Teaching Program of supervised field experiences for college majors in Home Economics be continued.
3. In addition to the students and the professional homemaking staff, maximum use of residents of the area be made in recruiting new families to the program and in passing on their new learning to others.
4. The Homemaking Fair be established as an annual event with encouragement of maximum planning and staffing participation by area residents.
5. Efforts to cooperate with existing and planned programs implementing the Economic Opportunity Act be continued.
6. Flexibility be maintained in the program, and new ways continuously sought
 - a. for best meeting the real and immediate needs of Area 2 families, and
 - b. for helping these families perceive the longer term benefits and responsibility they will be able to enjoy after relocation.



CASE HISTORIES 1/

The notes which follow illustrate the great variety of problems which emerge and the way in which assistance is provided.

1. One family, Indian relocatees, consists of a husband and wife, a 5-year old boy and 1-year old girl who live in a 2 $\frac{1}{2}$ -room apartment which rents for \$75 per month. The husband earns \$500 per month and, though this income would not be considered very low, mismanagement has created a poverty level of living. A total budgeting plan was set up with the family's participation, and they appear to be sincere in trying to follow it. Although their budgeting is not yet firmly established, work is proceeding with economical marketing for food, and with home repair and remodeling of clothing. Medical bills have piled up and are continuing, because of illness of several members of the family. Referral to the public health nurse resulted in registration of the family at a hospital clinic. Because the small apartment was cluttered and messy, do-it-yourself types of storage were suggested. The husband built shelves under the sink, put hooks on the wall and pegboards on the backs of doors. The wife converted a pair of old trousers into pocket storage to be tacked on a closet door. Home visits will continue, as there are many avenues of improving living standards and the family is willing to make the effort.
2. Mrs. Y., a welfare recipient and the mother of 8 children, was referred by a participating family. She lives in a 4-room apartment in a building located in one of the alleys. The living room is always tidy, despite the crowded living quarters and the dingy paint and broken plaster. The outstanding problems were food costs and clothing for the children. Meals were planned for two weeks, and shopping lists made from the advertisements of three nearby supermarkets, taking into consideration the family's likes and dislikes. Purchasing the groceries together with the home economist was proposed as a means for learning the advantages of bulk food purchases in a large market as opposed to small daily purchases at the corner grocery. Mrs. Y. was accompanied to the store on one shopping trip and shown how to select good buys. She then prepared and served the meals according to planned menus. After approximately two months of assistance in food purchasing and preparation, Mrs. Y. is utilizing her new knowledge to a limited degree.

Mrs. Y. was also one of the sewing class participants, and as a beginner, she did not know how to operate a sewing machine or make an article of clothing. After attending 11 sessions, she has become proficient in the use of a machine and has made a cotton shift. She is greatly interested in learning more sewing skills in order to be able to sew for the children.

3. One of the homes visited by a student from San Francisco State College was that of a woman with three children at home ages 10 to 20, and two children no longer living at home. There was no mention of a husband, or the amount of income or rent; and no inquiry was ever made. Several fairly new purchases were evident in the home, including a refrigerator, a rotisserie and a living room rug; however, when sewing was suggested, Mrs. B. had to wait until the next month until she could purchase the material. She owned a sewing machine, but had never used it because she did not know how to operate it. Over a period of nine visits, Mrs. B. finished a jumper and blouse which had been cut out but never sewn; altered two skirts; and started and completed a simple shift. She was instructed in use and care of all parts of her sewing machine and the provisions of the guarantee were explained.

During the sewing sessions with Mrs. B., conversation was directed toward foods and nutrition. The student staff worker supplied menu suggestions and new recipes, as well as instruction on good health through well selected foods. The helter-skelter storage of sewing supplies provided an opportunity to discuss the organization and storage of equipment all through the house. At the time the material for the dress was purchased, the student introduced the topic of selection of color, style and material to suit the individual. This prompted Mrs. B. to express the desire to carry this knowledge into home decoration, and she requested help in the selection of curtains. The student's visits to her home ended with the start of summer vacation, but Mrs. B. was urged to join the sewing workshops. Due to day-to-day employment as a domestic, attendance will necessarily be sporadic, but will serve to keep her newly acquired knowledge active and will introduce her to new homemaking topics through the conversation and visual aids used in the sewing workshop.

1/ Names and places have been slightly altered to insure confidential nature of the case.

STATISTICAL SUMMARY

FAMILY VISITS:

Of the many homes contacted, 45 families have had extended instruction (four or more home visits) on the following subjects:

- Housecleaning tips -- pest control and safety
- Ready-to-wear -- wise choice, care, laundering
- Budgeting -- total income and food budgets
- Finance -- use of credit, door-to-door selling,
lay-away plans vs. installment buying
- Storage -- do-it-yourself and portable storage
- Sewing -- clothing repair and renovation
- Refinishing of furnishings
- Planning food variety and nutrition
- Shopping trips to stores to learn comparative buying

SEWING WORKSHOPS:

Four sewing workshops have been formed with combined enrollment of 24 and additional instruction in:

- Choice of colors, styles, materials
- Comparison of good and poor buys in ready-to-wear clothing
- Care of equipment and understanding of guarantees
- Recipe exchanges and methods of cooking
- Storage of food and conservation of nutrients
- Best food buys of the week
- Menu planning around good nutrition
- Organization of time in homemaking
- Use of community facilities

SENIOR CITIZENS:

Area 2 Senior Citizen Center has a total enrollment of 43, with an average attendance of 12. Average age is 80 or over. Conversations with individuals concerning food economy, nutrition, storage, clothing care and repair are held at weekly meeting at Center.

HOMEMAKING FAIR:

- Attendance -- 200
- Exhibits -- 12 concerning homemaking
8 community agencies

COMMITTEE MEETINGS:

- 3 meetings of Subcommittee on Homemaking
- 6 meetings of Planning Committee for Homemaking Fair



SF
R35
57

APR 22 1966

APR 22 1966

offering
number

1

**Moderate
Priced
Private
Housing
Addition Area A-2**

San Francisco
Redevelopment Agency

February 1966

The San Francisco Redevelopment Agency Invites Proposals
for the Development of Private Housing Areas of a Project
or Institutional Appearance But of Well Designed Quality
for Families and Individuals of Moderate Income

San Francisco Redevelopment Agency
525 Golden Gate Avenue
San Francisco, California
UN 3-7750

SAN FRANCISCO REDEVELOPMENT AGENCY

525 GOLDEN GATE AVENUE • SAN FRANCISCO, CALIFORNIA 94102



JOHN F. SHELLEY, Mayor

EVERETT GRIFFIN, Chairman

WALTER F. KAPLAN, Vice Chairman

JAMES A. FOLGER

LAWRENCE R. PALACIOS

STEPHEN WALTER

UNDERHILL 3-7750

WESTERN ADDITION AREA A-2 MODERATE-PRICED PRIVATE HOUSING

Because of the critical need for moderate-priced private housing of good quality for families in San Francisco, particularly those inadequately housed in the Western Addition Area A-2, the San Francisco Redevelopment Agency is making a prospective offering of two sites for development of moderate-priced private housing in Area A-2.

The Agency is doing this now, despite certain conditions yet to be arranged, because it believes that the residents in that area have waited long enough for such housing. By asking all parties involved to proceed on the assumption that these conditions can be met reasonably soon, the Agency proposes to turn the waiting period into productive time. The Agency will be able to enter into contractual relationships when the following conditions are met:

1. The Federal Government approves grants-in-aid to finance the redevelopment of Western Addition Area A-2.
2. The Redevelopment Agency consults with representatives of the neighborhood on this development.
3. The terms of this offering and a feasible land price are approved by the Urban Renewal Administration.
4. The Federal Housing Administration issues a Letter of Eligibility for the development of low and moderate-priced housing for the two sites.
5. The Redevelopment Agency acquires title to the project land.

The Agency pledges itself to do everything within its capacity to have these conditions met.

During the interim period the Agency will work with the selected developers or sponsors so that construction can proceed as early as possible.

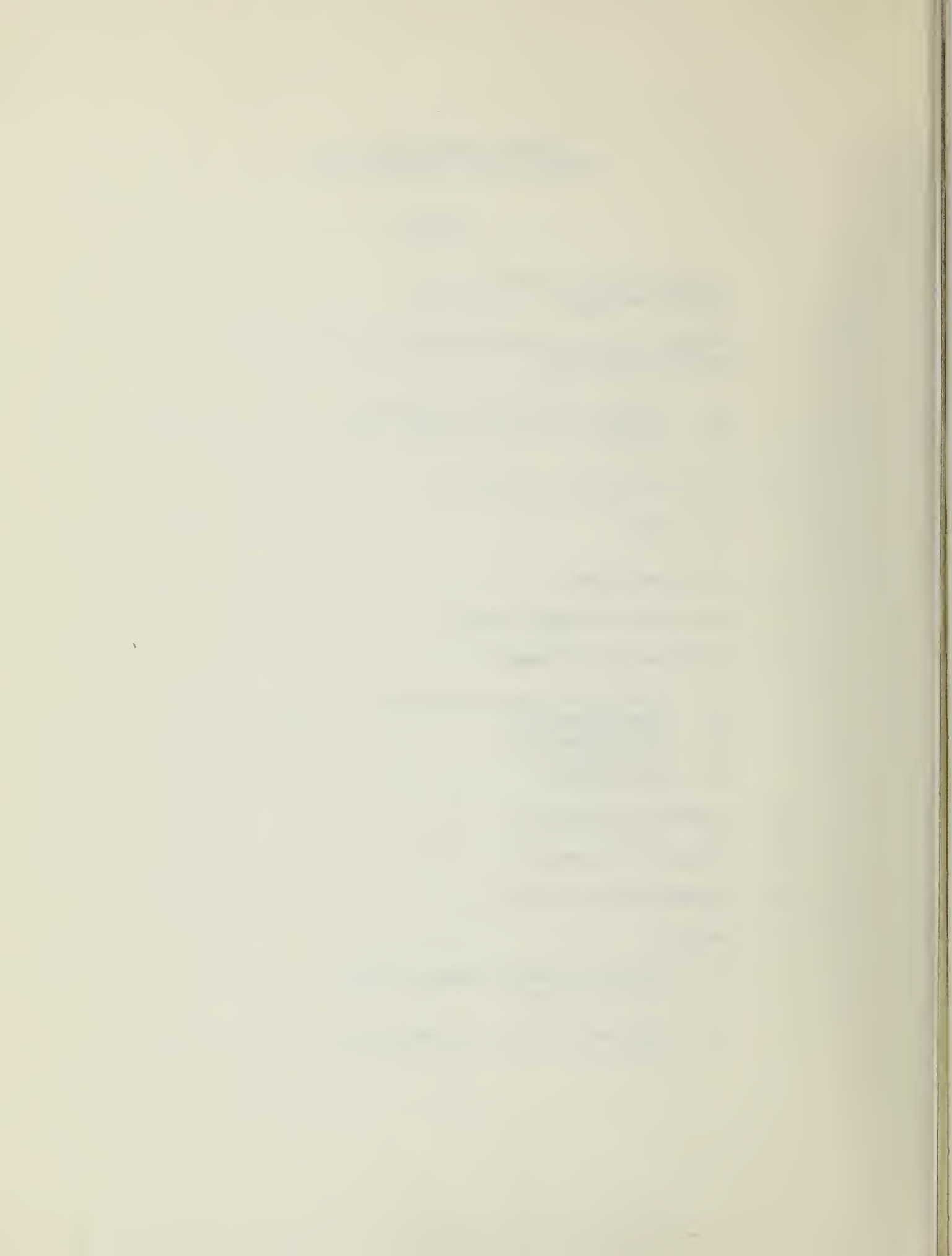
M. Justin Herman
Executive Director

Date: February, 1966

WESTERN ADDITION AREA A-2
MODERATE-PRICED PRIVATE HOUSING

CONTENTS

I.	MODERATE-PRICED PRIVATE HOUSING POLICY AND GOALS	1
II.	FEDERAL HOUSING ADMINISTRATION 221 (d)(3) MORTGAGE INSURANCE	
	A. Eligible Sponsors and Developers	3
	B. Mortgage Limitations, Income, and Rentals	4
III.	SITE DESCRIPTIONS AND PLATS	
	A. Site 1	6
	B. Site 2	7
IV.	SITE CONDITIONS	8
V.	MAP WESTERN ADDITION AREA A-2	9
VI.	DEVELOPMENT REQUIREMENTS	
	A. Redevelopment Agency Objectives	10
	B. Design Standards	10
	C. Redevelopment Plan	11
	D. City Standards	11
	E. FHA Standards	11
VII.	LETTER OF ELIGIBILITY	12
VIII.	TERMS OF THE OFFERING	13
IX.	SUBMISSION OF PROPOSALS	14
X.	EXHIBITS	
	A. Proposal to Develop Moderate-Priced Private Housing	
	B. Land Use Provisions and Development Standards	



I. MODERATE-PRICED PRIVATE HOUSING POLICY AND GOALS

It is the policy of both the Board of Supervisors of the City and County of San Francisco and the San Francisco Redevelopment Agency that moderate-priced private housing shall be created wherever practical -- outside of redevelopment areas as well as in them -- to meet the needs of moderate income residents of San Francisco. The San Francisco Redevelopment Agency is primarily dedicated to the creation of such housing for eligible families and individuals who are displaced from their present quarters by public action. Moreover, the Agency has committed itself in the Western Addition Area A-2 to development which will meet the specific housing needs of the current A-2 residents and which will include senior citizen housing and scattered public housing in addition to a substantial volume of moderate-priced private housing.

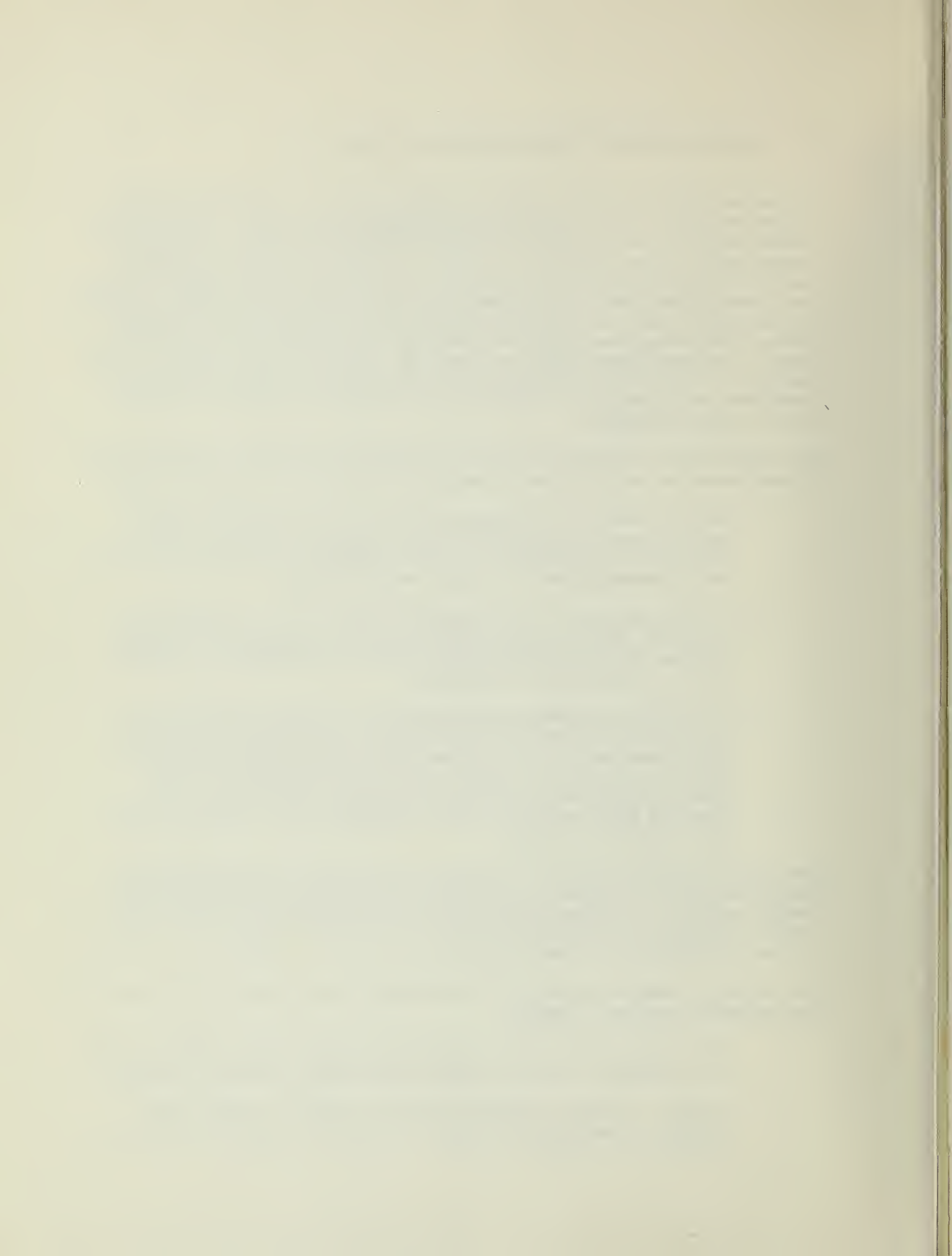
The Department of Housing and Urban Development (HUD) offers several tools to encourage the construction of housing for families of moderate income:

1. Section 107(a) of the Housing Act of 1949, as amended, allows project land to be sold at a price which is fair value in the provision of housing for persons of moderate income, rather than at its market value for higher priced housing.
2. Section 221(d)(3) of the National Housing Act, as amended, provides for Federal Housing Administration insurance of mortgages bearing a below-market interest rate for housing with moderate rent or purchase-price ceilings.
3. The Housing and Urban Development Act of 1965 authorizes rent supplements to enable families whose incomes qualify them for public housing to live in moderate income housing financed by Federal Housing Administration Section 221(d)(3) with market rate mortgages or in similar senior citizen housing. It is expected that funds will soon be appropriated to implement this rent supplement program.

The Western Addition Area A-2 presents an excellent opportunity for San Francisco to take advantage of these tools and further its goal of more family housing. The Redevelopment Plan will accommodate at least 1,400 units of moderate-priced private housing in the area, subject, of course, to the availability of cleared sites.

The Agency intends to accomplish the following in partnership with qualified and suitably committed sponsors:

- . To create in the core of Area A-2 a vastly improved housing choice for residents of A-2 and other eligible San Francisco residents.
- . To make available attractive homes to families, within their budgets -- homes where families will want to stay and where they can afford to stay.



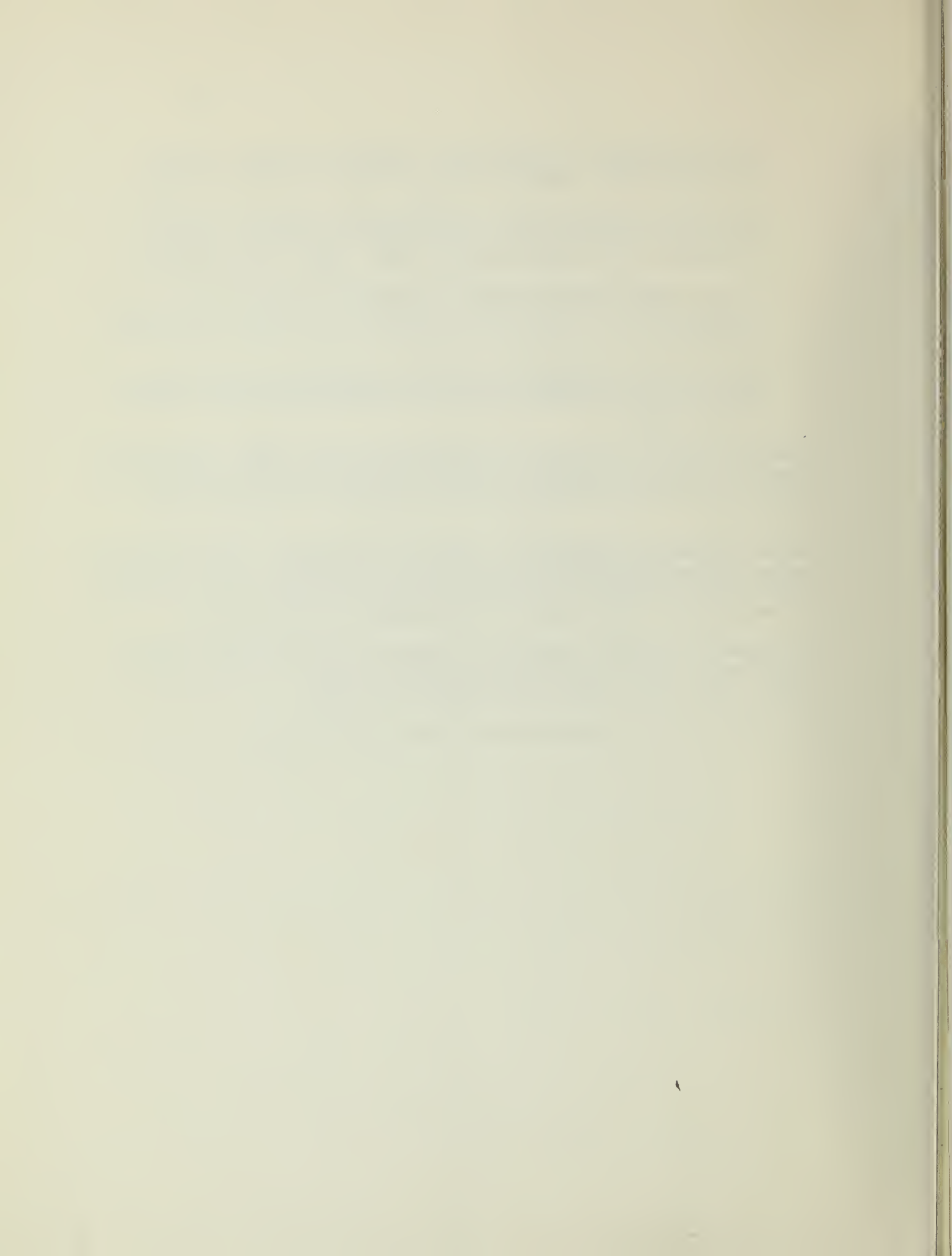
- . To create pleasant neighborhoods, suitable for family living, which allow both community open space and privacy for residents.
- . To develop a neighborhood environment with appropriate neighborhood and community services where families can have a sense of belonging to the neighborhood by choice, rather than by default.
- . To have sound housing available for families required to move because of urban renewal, code enforcement, and other governmental activities.
- . To provide for qualified and regular maintenance of the housing to keep it in a condition which will prevent the gradual formation of new slums.

Such housing is not a matter of a theoretical idea. Early illustrations have been and are being put before the community, and more will be on the way as soon as the assistance of all who can help can be more fully effective.

Developers and other sponsors -- such as church groups, unions, fraternal organizations, neighborhood organizations, cooperatives -- who are able and willing to work on a non-profit or limited dividend basis are invited to participate in this aspect of redevelopment in San Francisco.

The Agency now solicits proposals to develop 221(d)(3) housing on two significant parcels in the Western Addition Area A-2. Redevelopment of these parcels will displace no residents of the area.

The terms of this offering are set forth in this brochure.

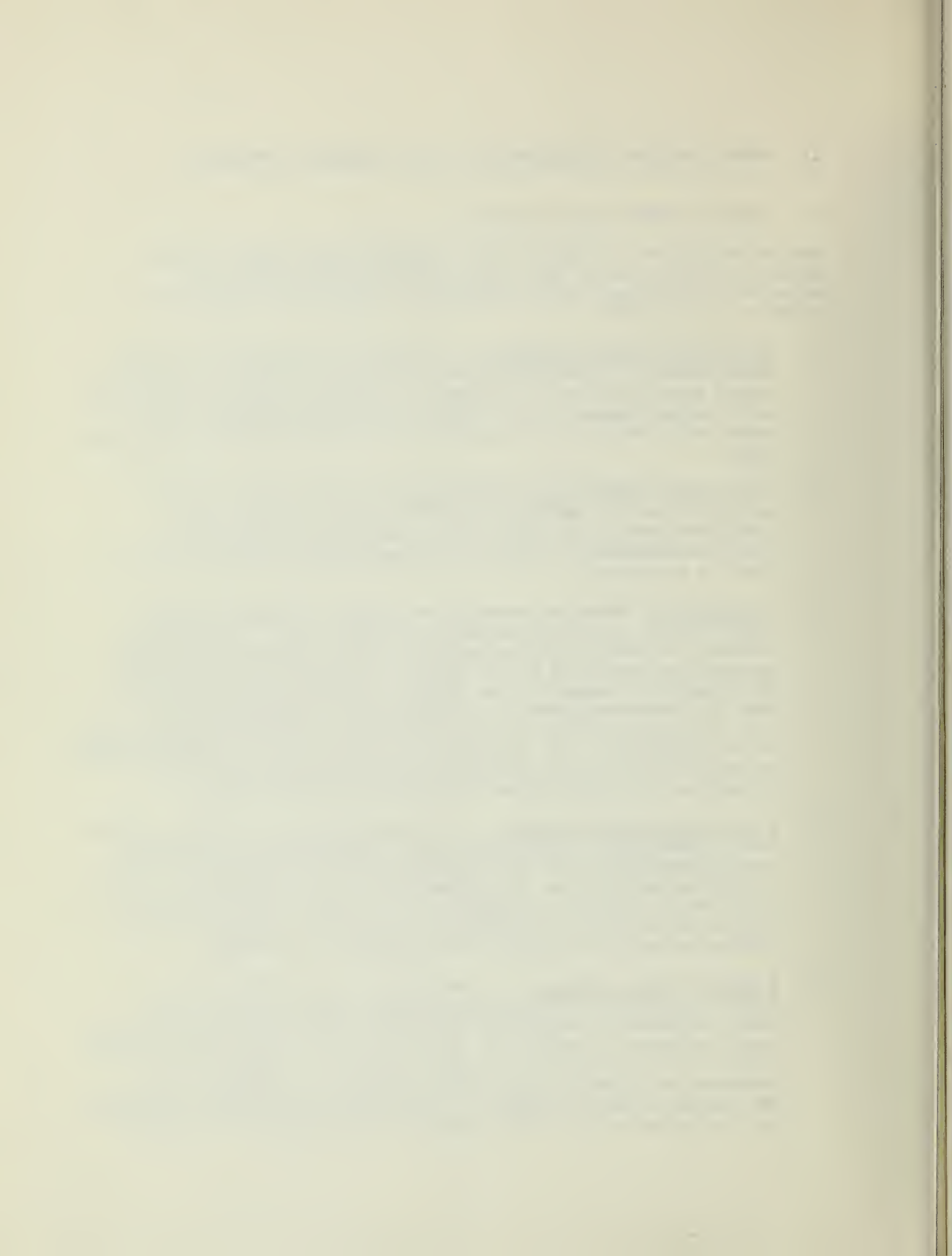


II. FEDERAL HOUSING ADMINISTRATION 221(d)(3) MORTGAGE INSURANCE

A. Eligible Sponsors and Developers

Any redeveloper who is eligible for a mortgage insured under the FHA Section 221(d)(3) program may purchase redevelopment land at fair value under the Section 107(a) provisions. Eligible redevelopers may be any of the following:

1. A Limited-Dividend Corporation: A corporation restricted as to the distribution of income by the laws of the State of its incorporation, formed exclusively for the purpose of providing housing and regulated as to rents, charges, rate of return, and operating methods in a manner satisfactory to the Department of Housing and Urban Development (HUD).
2. A Non-Profit Corporation or Association: An entity organized for purposes other than making a profit for itself or for persons identified with it and which is in no manner controlled by, or under the direction of, persons or firms seeking to derive profit from its activities.
3. A Cooperative: Either a non-profit cooperative ownership housing corporation or an investor-sponsor of a cooperative. A non-profit cooperative ownership housing corporation is one in which permanent occupancy is restricted to the members. Eligibility for membership and transfers of membership are subject to controls satisfactory to HUD. An investor-sponsor is a special type of limited-dividend corporation organized to build or rehabilitate housing and to transfer it to a cooperative. If the project is not sold to a cooperative within two years after completion, the investor-sponsor must operate the project as a limited-dividend corporation, as defined above.
4. A Limited-Dividend Mortgagor: A redeveloper such as a trust, corporation, partnership, or individual which is acceptable to the Federal Housing Commissioner (or his successor in HUD) and which agrees, in a manner satisfactory to the Commissioner, to be restricted as to the distribution of income and regulated as to rents, charges, rate of return, and methods of operation with respect to the housing to be constructed and to be covered by the FHA-insured mortgage.
5. A Builder-Seller Mortgagor: A redeveloper which enters into a written agreement, meeting FHA requirements, with a private non-profit corporation, to sell the housing to the non-profit corporation upon completion of construction at a price not to exceed the certified actual cost of the project as approved by FHA. A builder-seller mortgagor must agree to operate the housing until conveyance, as an FHA limited-dividend mortgagor, in the event the non-profit corporation does not agree to do so. If conveyance is impossible in accordance



with the agreement, the builder-seller must be capable of owning and continuing the operation of the project as a limited-dividend mortgagor until a proper conveyance to an FHA-approved non-profit corporation can be effected.

B. Mortgage Limitations, Income and Rentals

The maximum mortgage available under the 221(d)(3) program is \$12,500,000 for a single project. The actual amount of the mortgage may not exceed the Federal Housing Commissioner's estimate of the replacement cost of the project when the proposed improvements are completed. The replacement cost may include land, proposed physical improvements, utilities within the boundaries of the site, architect's fees, taxes, interest during construction, and other miscellaneous charges incident to the construction and approved by the Commissioner. Limited-dividend corporations and limited-dividend mortgagors are eligible for a mortgage in an amount up to 90 percent of the replacement cost. Non-profit sponsors, cooperatives, or investor sponsors are eligible for mortgages of 100 percent of replacement cost.

Within these total limits, the mortgage available is further limited by the size of the dwelling units. The mortgage on that part of the property actually used for dwelling purposes is limited as follows:

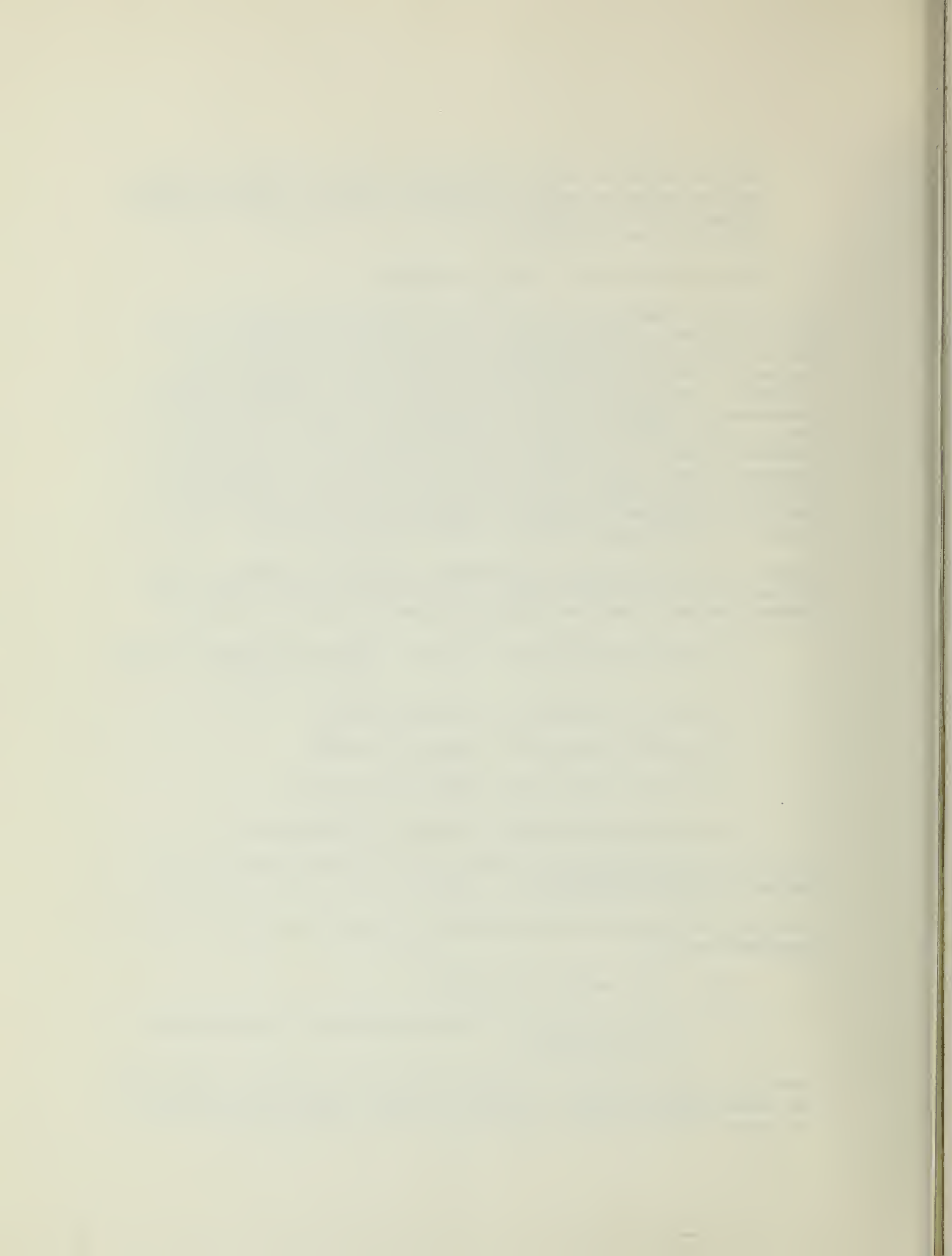
- \$ 9,950 per family unit without a bedroom (one person in this case is a family)
- \$ 14,200 per family unit with one bedroom
- \$ 17,050 per family unit with two bedrooms
- \$ 21,300 per family unit with three bedrooms
- \$ 24,150 per family unit with four or more bedrooms.

Exterior land improvements as determined by the Commissioner are not included in these limitations.

A mortgage insured under Section 221(d)(3) bears interest at not less than the lower of

- (1) three percent per annum or
- (2) the annual rate of interest determined by the Secretary of the Treasury

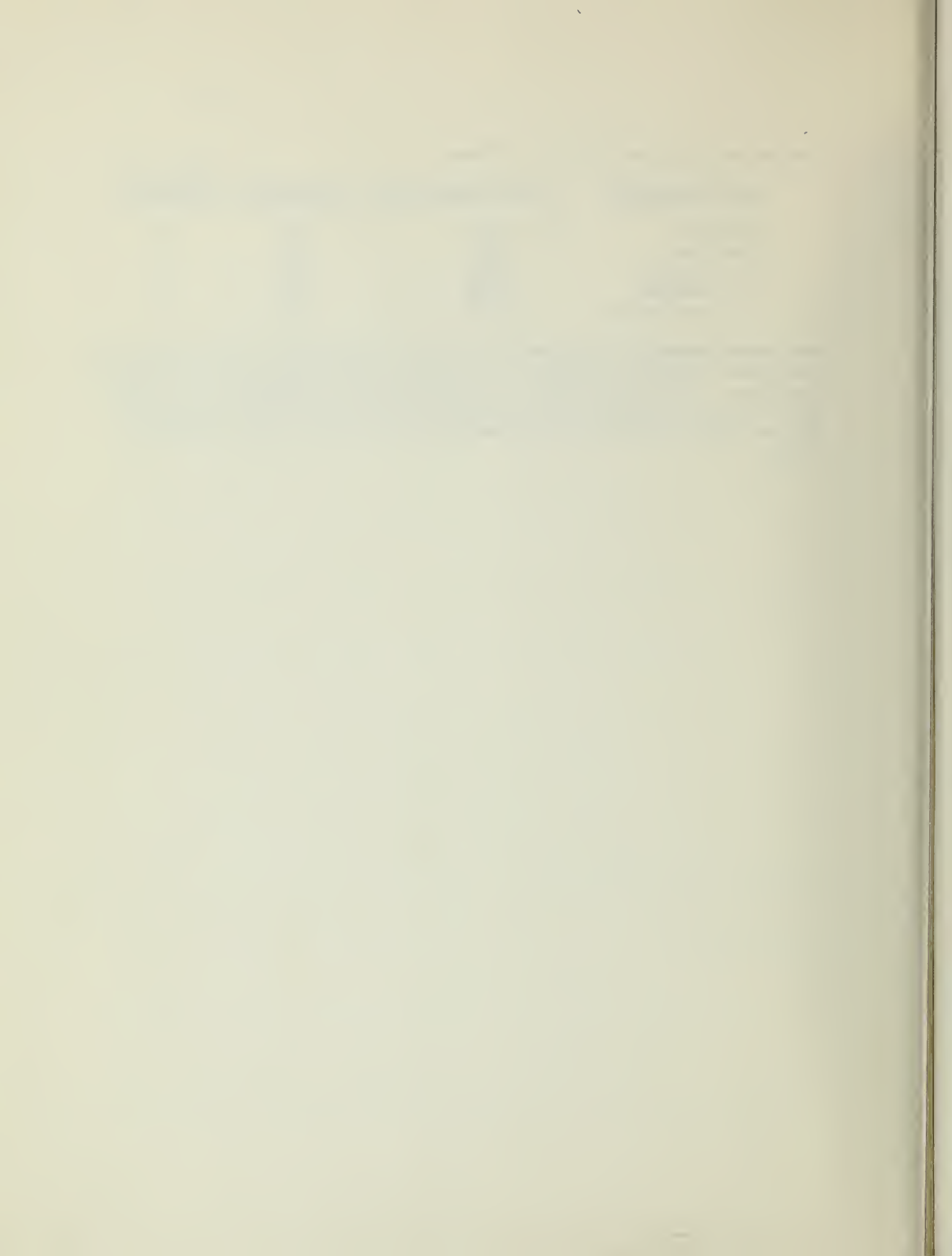
Because of the below-market interest rate for the project, income limits are established for project occupants. Rental charges may not exceed 20 percent of the maximum income limits for each family type.



Income and rent limits are as follows:

<u>Size of Household</u>	<u>Gross Annual Income</u>	<u>Monthly Rent</u>	<u>Number of Bedrooms</u>
Individual	\$ 5,750	\$ 96	0
2 persons	6,950	116	1
3 - 4 persons	8,200	137	2
5 - 6 persons	9,450	157	3
7 or more persons	10,650	177	4

Mortgages insured by FHA under the 221(d)(3) program may be purchased by the Federal National Mortgage Association as part of its special assistance functions. The total amount of a mortgage thus purchased may not exceed \$17,500 for each dwelling unit with three bedrooms or less, and \$20,000 for each unit with four or more bedrooms, plus certain non-residential costs.

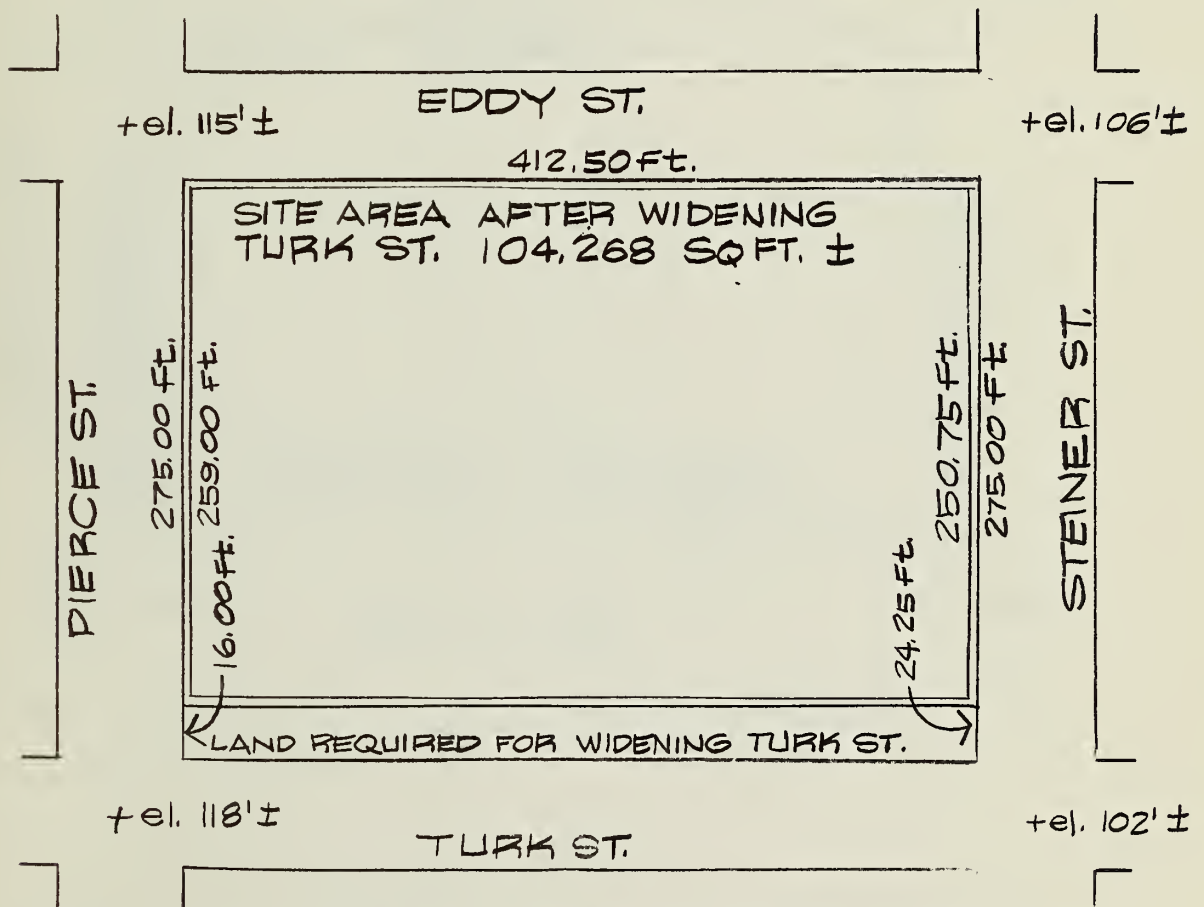


III. SITE DESCRIPTIONS AND PLATS

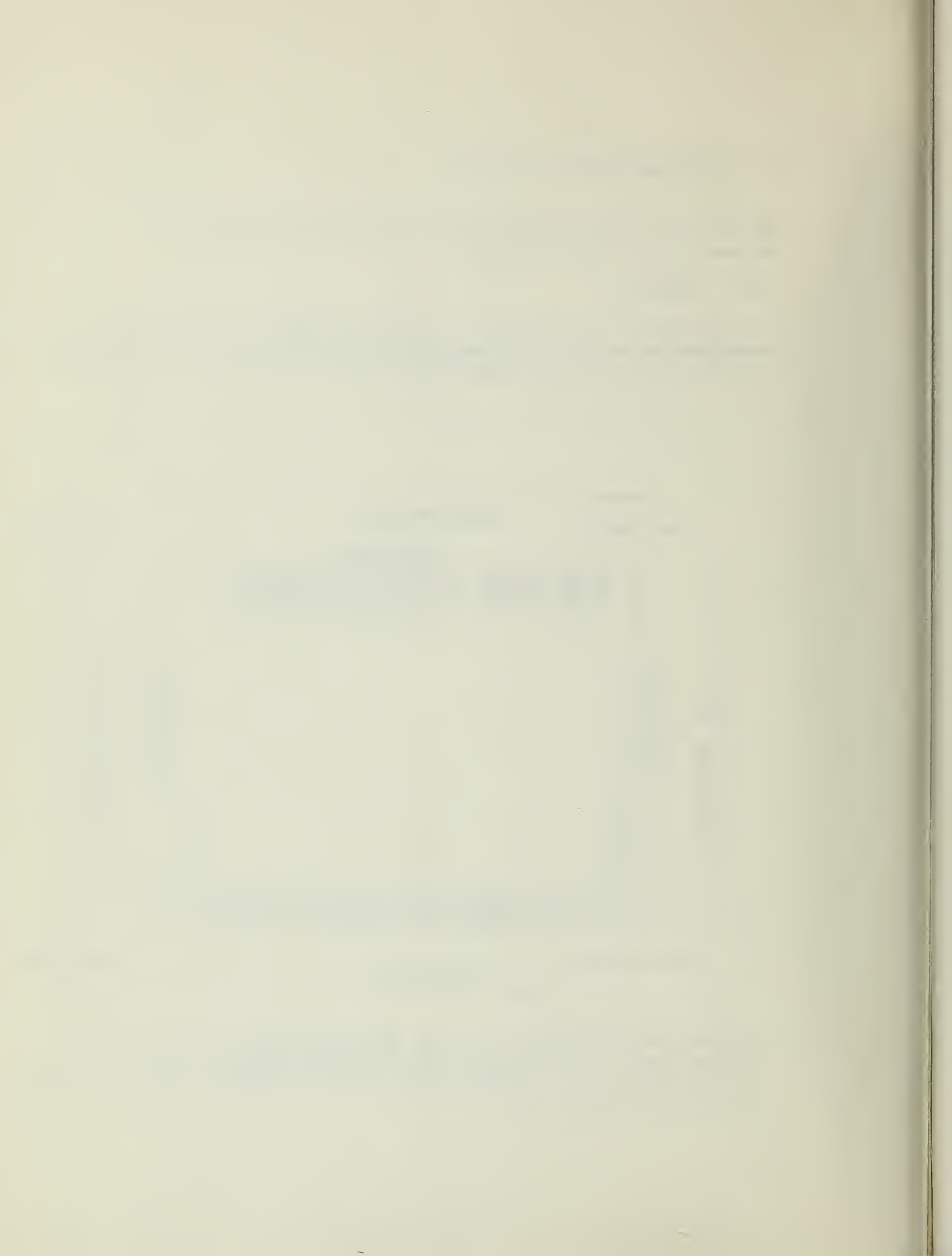
The following sites are offered for sale for the development of moderate-priced private housing.

SITE 1 - BLOCK 751

This site contains approximately 104,268 square feet, is intended for development as medium density residential and is designated for development of no more than 521 Redevelopment Agency rooms.*

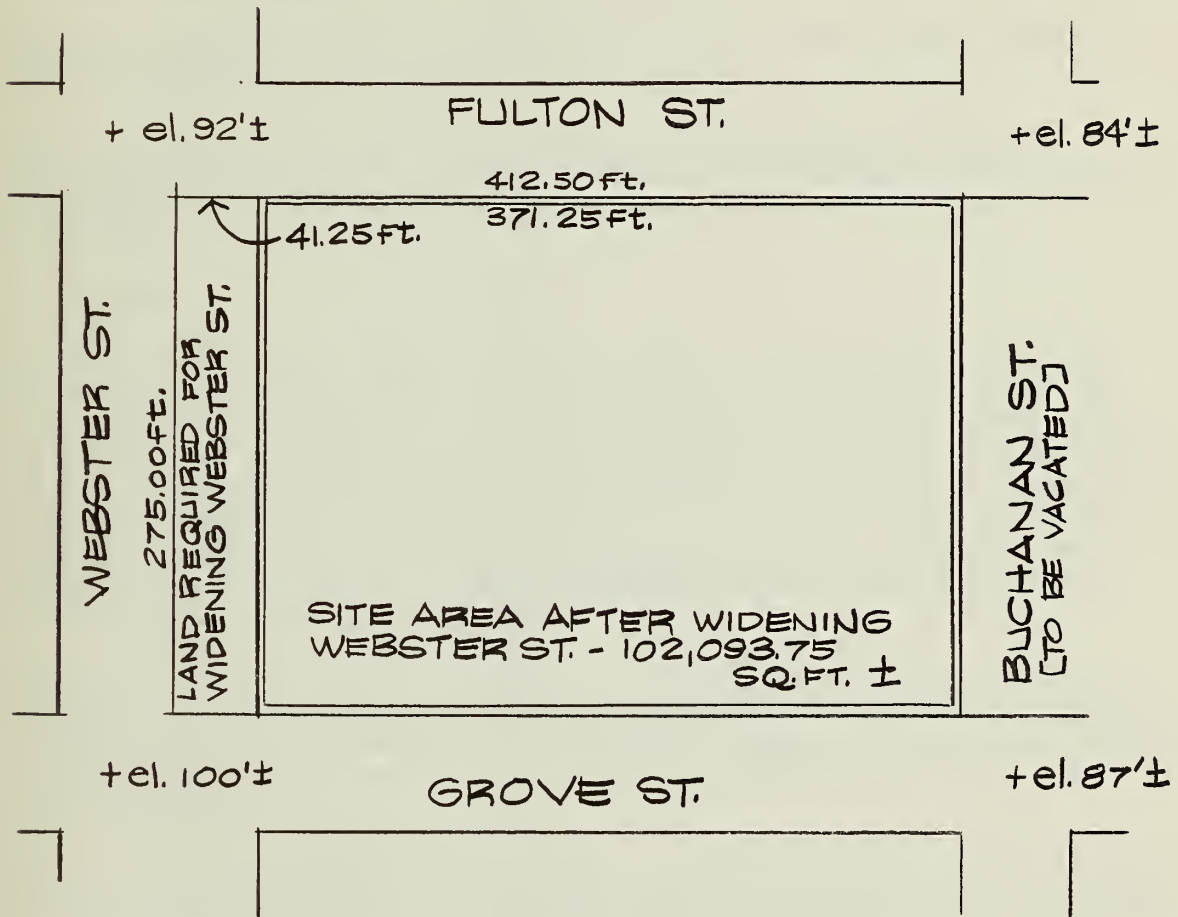


*"An Agency room is defined as living room, dining room, cooking facility (kitchen, kitchenette), family room, study, den, library, bedroom, or similar major room in a dwelling unit but not including bathrooms, closets, hallways, or similar room."



SITE 2 - BLOCK 796

This site contains approximately 102,093 square feet, is intended for development as medium density residential and is designated for development of no more than 510 Redevelopment Agency rooms.



IV. SITE CONDITIONS

A. Site Clearance

Sites 1 and 2 will be conveyed in a cleared condition. Existing buildings and their foundations will be removed to the existing ground line, and wherever possible interior basement walls will be removed. Perimeter basement walls will be removed only to the ground line.

B. Soils Conditions

A general statement concerning soils conditions in the Western Addition Area is as follows:

Underlying most of the area is a uniform fine-to-medium-grained sand having a moderate to high shearing strength when confined. The allowable bearing pressure of the material varies from 3,000 to 6,000 pounds per square foot.

C. Utilities

Underground utilities, sewers, electrical, gas, water, street lighting, police and fire alarms, and telephone lines will be installed by or at the direction of the Agency and appropriate laterals will be installed to the street curb line of the property at locations and at dates appropriate for the development of the sites. The Developer or Sponsor is required to notify the Agency of the locations and dates utilities are required to allow sufficient time for their design and installation. However, the developer may be required to utilize overhead service facilities until such underground work is completed.

Where new utilities are to be installed by the City or private utility companies, the developer should make arrangements with the City or private utility company to accommodate his design and construction so as to minimize any subsequent relocation of mains, laterals, conduit, boxes, or street light standards.

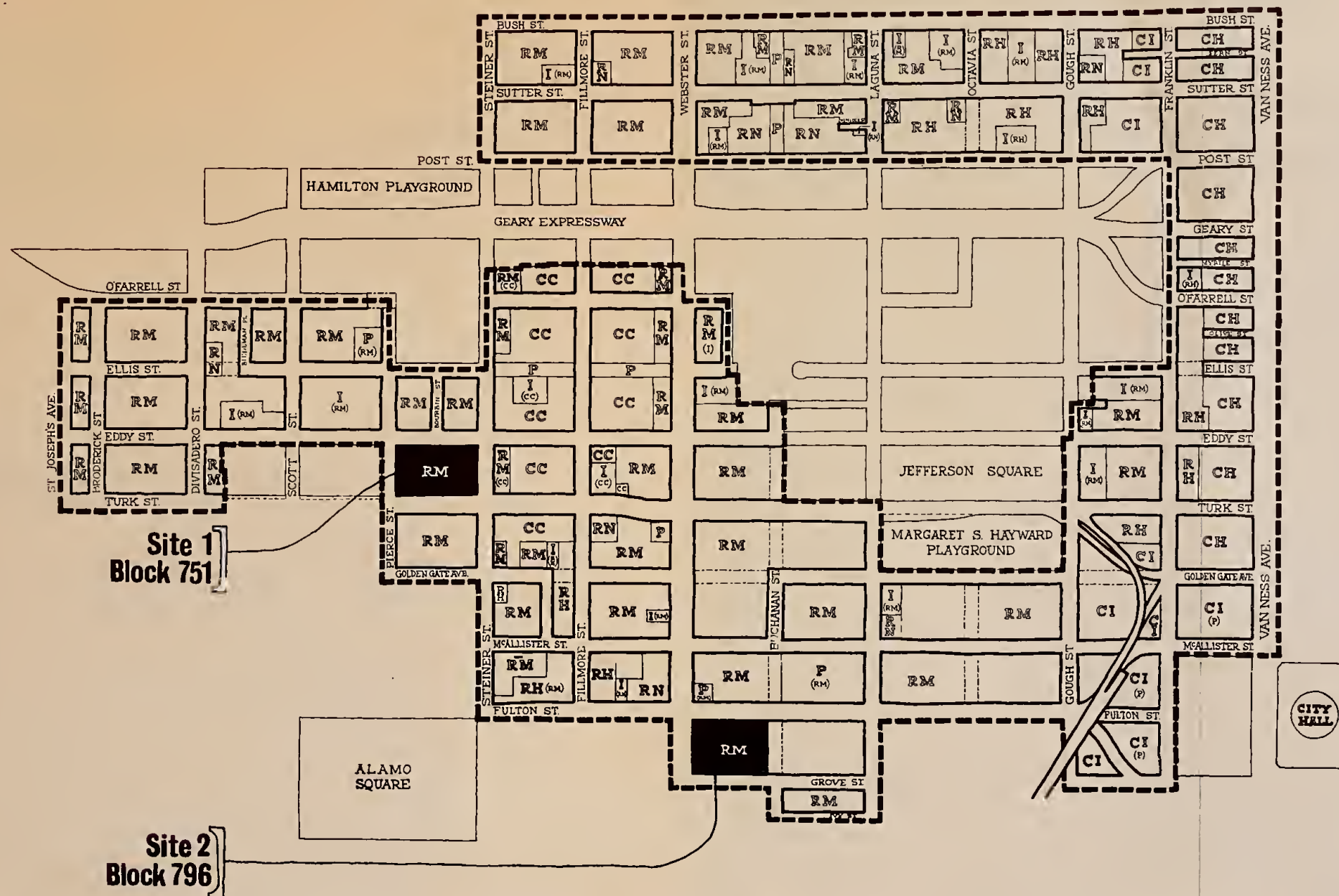
Should the developer request any changes in utilities subsequent to completion of their installation by the City or the private utility companies, the cost of such changes shall be borne by the developer.

D. Street Trees

Street trees will be furnished and planted in sidewalk areas in locations where sidewalk openings are furnished by the developer in accordance with the Agency's Street Tree Planting Plan.

E. Sidewalks and Curbs

Installation or reconstruction of sidewalks, and construction of driveways and curb cuts shall be the responsibility of the developer, except that where streets are to be widened, the developer may arrange with the City Department of Public Works to leave curb cuts where driveways are to be constructed by the developer.



LEGEND ----- PROJECT BOUNDARY

RM RESIDENTIAL, MEDIUM DENSITY	CC COMMERCIAL, COMMUNITY SHOPPING
RH RESIDENTIAL, HIGH DENSITY	CI COMMERCIAL, GENERAL, INTERMEDIATE DENSITY
RM RESIDENTIAL AND NEIGHBORHOOD COMMERCIAL	CH COMMERCIAL, GENERAL, HIGH DENSITY
() ALTERNATE USES SHOWN IN PARENTHESES	I INSTITUTIONAL
--- UTILITY EASEMENTS	P PUBLIC

WESTERN ADDITION AREA A-2

V. Moderate-Priced Private Housing offering no. 1

NOTE: LAND USE AREAS AND RIGHTS-OF-WAY SHOWN ARE SCHEMATIC AND ARE SUBJECT TO ADJUSTMENTS TO ACCOMMODATE FINAL SURVEYS AND ENGINEERING DETAILS.



THE REDEVELOPMENT PLAN

MAP I
JULY 21, 1964

VI. DEVELOPMENT REQUIREMENTS

The two moderate-priced private housing sites offered at this time are located in medium density residential districts which provide for approximately 50 dwelling units per acre.

Submission of both satisfactory preliminary plans and appropriate applications for FHA mortgage insurance will be prerequisites to conveyance of a site to the selected developers or sponsors.

Developers and sponsors shall be guided by the following standards in the preparation of their initial proposals and, if selected, the formal plan submissions:

A. Redevelopment Agency Objectives

Family housing is required to meet the needs of Western Addition residents. In the design of apartment buildings, a generous supply of units for larger-size families is preferred to units for small families. At the same time, the inclusion of some small units for elderly individuals and couples would be welcomed.

B. Design Standards

The plans developed to achieve the moderate-priced private housing goals shall be based on the following criteria:

1. The design for each site shall relate to the overall urban design for the Western Addition Area A-2.
2. The relationship of adjoining structures within each site shall provide a harmonious composition of masses, colors, and textures.
3. Open areas are to be designed for maximum use including easy pedestrian circulation.
4. The off-street parking is to be well integrated with the total development to have an efficient circulation system and to be screened from general view.
5. The interiors of the dwelling units are to be designed with efficient and livable layouts.
6. Consideration is to be given for the provision of interior and exterior privacy.
7. The designs are to avoid a monotonous project-like appearance or artificially contrived variety.

The Agency will work constructively with the Sponsors or Developers and their architects to achieve the moderate-priced private housing goals.

C. Redevelopment Plan

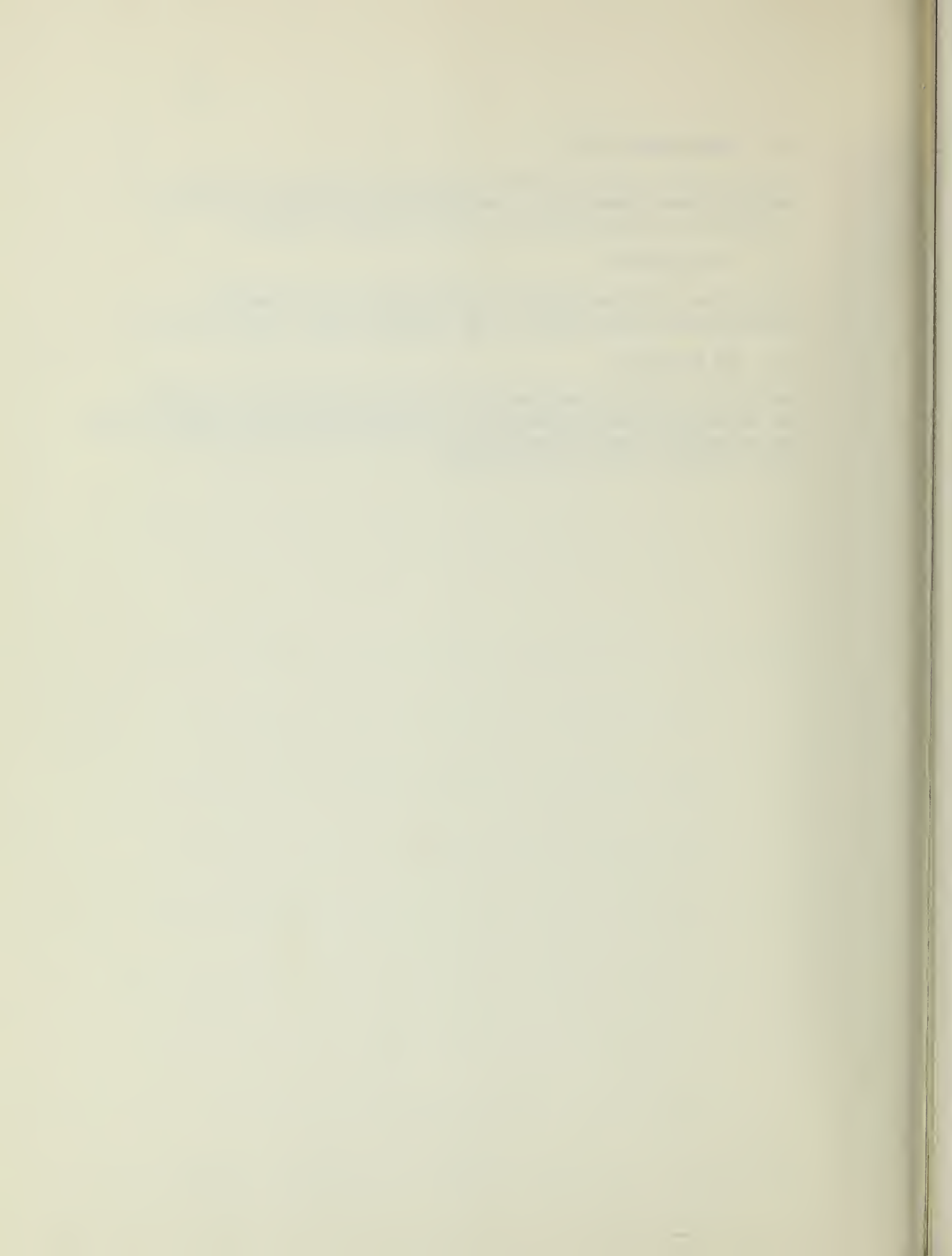
All plans must conform to the standards of Section II C of the Official Redevelopment Plan, the particularly pertinent provisions of which are excerpted and set forth in Exhibit B hereof.

D. City Standards

Final plans and specifications must conform to the Planning, Building, and Housing Codes of the City and County of San Francisco.

E. FHA Standards

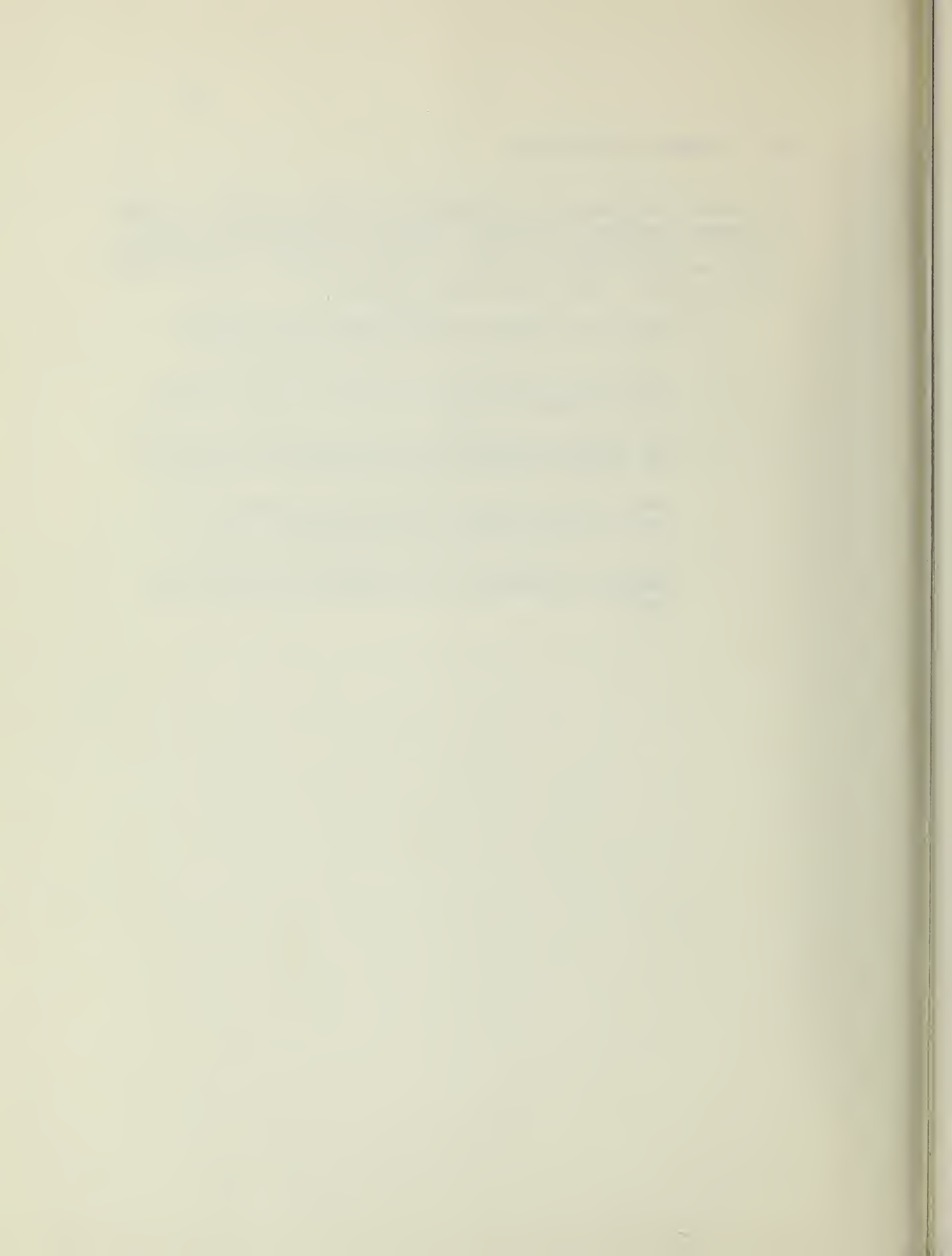
Multifamily housing developed under Section 221(d)(3) must conform to the Minimum Property Standards for Multifamily Housing, FHA No. 2600, copies of which are available from the FHA Local Insuring Office, 100 California Street, San Francisco.



VII. LETTER OF ELIGIBILITY

The Redevelopment Agency in cooperation with FHA is making a thorough development analysis for 221(d)(3) financed moderate-priced private housing on the designated sites. It is intended that, upon completion of this analysis, FHA will be able to issue a "letter of eligibility" for these sites. Such a letter will state that:

- (1) FHA believes that the cost estimates are reasonable and that it is feasible to construct the project;
- (2) FHA believes that there is a demand for such housing by the eligible families;
- (3) FHA is willing to process an application by a developer for mortgage insurance under the 221(d)(3) program;
- (4) FNMA funds have been allocated for the amount of the estimated replacement cost of the project; and
- (5) There is a strong possibility that FHA will make an insurance commitment to the developer selected by the Agency.



VIII. TERMS OF THE OFFERING

A. Land Price

The price of the land has not at this time been determined. Commensurate with the stated intent of Congress (Section 107(a) of the Housing Act of 1949, as amended) the price shall be established with the concurrence of the Department of Housing and Urban Development at a level which will assure the creation of moderate-priced private housing which meets the Agency standards.

B. Deposit

Five percent of the land purchase price will be the required earnest money deposit. This sum shall be applied toward the purchase price upon conveyance, provided that an acceptable performance bond is substituted therefor.

This amount shall be placed with the Agency in the form of certified or cashier's check within 24 hours of the Agency selection of a development proposal.

In the event a land price is not determined by that time, the sum of \$10,000 shall be deposited pending the fixing of the land price at which time the five percent shall be calculated and appropriate adjustment made.

C. The land is sold for development and cannot, until satisfactory completion of construction, be transferred by the Developer or Sponsor without prior written consent of the Agency.

D. The Agency reserves the unqualified right to waive irregularities or informalities in the disposition of proposals, to determine qualifications of any applicant and, in its sole discretion, to reject any or all proposals.

E. Although such an eventuality is not now foreseen, should financing of developments on these sites under Section 221(d)(3) of the National Housing Act or a similar equivalent program be unavailable for any reason, any relationship contracted or otherwise between the Agency and any sponsor-developer may, at the option of either party, be terminated.

IX. SUBMISSION OF PROPOSALS

Proposals must be submitted separately for each site.

Time: Offers will be accepted until 5:00 p.m., June 1, 1966.

Form: Offers must be on forms supplied by the Agency with attachments as follows:

- (a) Statement in detail of the organization of the developer or sponsor, including names of principals or officers or directors of the proposing entity, date of formation, and purpose of the entity.
- (b) Statement of the experience of the proposer as a developer or sponsor of housing with reference to completed projects in which the proposer was involved, including the nature and extent of such involvement. In this connection the Agency will receive brochures or photographs of such completed developments.
- (c) Statement of identification of design team including
Architect
Engineer
Landscape Architect
- (d) Exhibit of examples of work actually completed in which each of the above has had primary responsibility.
- (e) Statement of management proposal and qualifications of management personnel.
- (f) Statement of proposal for achieving and maintaining racially integrated occupancy.
- (g) Statement by the developer or sponsor of his willingness to give occupancy priority to eligible families with adequate credit ratings that are referred to the developer by the Agency, including a statement of willingness to hold units available for at least 90 days for Agency referrals.
- (h) Financial capacity of the proposer as evidenced by a financial statement current to within 30 days of the date of submission.
- (i) Statement of timing sequence for performance of each of the following activities if awarded a site(s):
 - 1. Submission of preliminary design scheme
 - 2. Submission of formal application for mortgage insurance with filing fee

- (j) Schematic Design Proposal
 - 1. Site Plan - parking areas, building areas, recreation areas (adult and child)
 - 2. All principal elevations
 - 3. Section through site and building
 - 4. Typical floor plans
 - 5. Preliminary specification
- (k) FHA Form 2013 with all appropriate blanks, including rent schedule, filled in to the best ability of the proposer.
- (l) Redeveloper's Statement for Public Disclosure and Financial Qualifications on form supplied by Agency.

Information Bulletins:

In the event material found pertinent to prospective proposers develops during the course of this offering, such material will be made the subject of Information Bulletins and circulated to all interested parties.

PROPOSAL TO DEVELOP MODERATE-PRICED PRIVATE HOUSING

_____, 196____

San Francisco Redevelopment Agency
525 Golden Gate Avenue
San Francisco, California

Gentlemen:

Reference is made to the document entitled "Offering No. 1, Western Addition Area A-2, Moderate-Priced Private Housing", dated _____, referred to as "the Brochure" issued by the San Francisco Redevelopment Agency.

The undersigned, being familiar with all the terms and conditions of the invitation contained in the Brochure herewith submits its proposal to acquire Site No. _____ as delineated in Section III of the Brochure. The proposal of the undersigned consists of the following:

1. This Proposal
2. The enclosed documentation and exhibits pursuant to the requirements of Section IX of the Brochure (Items(a) through (1))

In the event the San Francisco Redevelopment Agency accepts this proposal, the undersigned agrees to enter into the Agreement for Disposition of Land for Moderate-Priced Private Housing (a copy of which is available at the Agency office) and agrees to pay as the purchase price therefor the sum to be determined by the Agency, HUD, and FHA as a reasonable price for the production of contemplated housing.

It is understood that the contract for purchase and sale of each site will contain:

1. Provisions required by the Redevelopment Plan;
2. Provisions for architectural review according to the formal plan review by the Redevelopment Agency as outlined in Section VI of the Brochure;
3. Provisions for the use of the land for Moderate-Priced Private Housing as contemplated by the Brochure and this Proposal; and

4. Provision that the conveyance of the site shall be subject to such use, the Redevelopment Plan, the Declaration of Restrictions, and any easements, rights, and reservations encumbering the property.

It is further understood that said contract shall obligate the undersigned, subject to the availability of an FNMA loan purchase guarantee insured by FHA under Section 221(d)(3) of the Housing Act of 1949, as amended, to undertake and complete the development of the site in accordance with this proposal.

The undersigned represents that it is financially able to purchase the property and complete the improvements contemplated by this proposal in accordance with the Redevelopment Plan, the Declaration of Restrictions and the Brochure.

This proposal is irrevocable for sixty days from the date hereof and may thereafter be revoked only by notice in writing to the San Francisco Redevelopment Agency, received by the Agency prior to its acceptance hereof.

Redeveloper

By

Title

Address

Telephone

EXHIBIT B

LAND USE PROVISIONS AND DEVELOPMENT STANDARDS

To achieve the purposes of the Plan, the Agency shall review and approve the specific plans, including landscaping plans and sign plans, for all development.

Proposed designs will be evaluated as to the manner in which they achieve the objectives of the Plan and a distinguished architectural expression.

1. Type, Size, Height, Number and Use of Buildings

Application of land use and other development regulations contained herein, pertinent State and local codes and ordinances, and the number and size of land parcels will determine the type, size, height, number and use of buildings in the area.

2. Light, Air and Privacy

Space shall be maintained between separate buildings to provide adequate light, air and privacy.

3. Open Space

Buildings shall be grouped to provide protected open space for recreational purposes and to provide safe and convenient pedestrian routes. Level, usable open space in the project area shall be provided at the rate of 100 square feet for the first Agency Room in each dwelling unit and 25 square feet for each additional Room. Such open space, which may include balconies, must be at least six feet wide and inaccessible to vehicles. Application of the development standards will result in not less than 30 percent open space.

Those portions of building sites not containing structures shall be landscaped so as to complement the buildings and the entire site development. Paved areas shall be treated as integral elements in a comprehensive landscape design and shall be developed with individuality and quality of construction.

The Agency shall encourage the cooperation of developers in the construction and maintenance of a comprehensive and integrated system of inviting and well-lighted greenways to provide direct pedestrian movement to and from schools, parks, playgrounds, commercial centers, and other frequently visited facilities and places. These pedestrian routes, both on and away from public streets, should be marked with distinctive landscaping, including clusters of what will become tall trees at key junction points.

Groups of new buildings shall be so sited as to provide visually defined open spaces of a scale and type of development suitable to surrounding types and uses. All building site open spaces shall be landscaped in accordance with plans prepared by the redeveloper and approved by the Agency.

4. Height Limitations

Building heights shall be determined by density standards, open space, the economics of development, and the requirements of good design. The desirable urban design will involve in some instances a uniformity in building heights and, in other instances, a variety in building heights.

5. Setbacks

No new building shall be located within:

- (1) 20 feet of the north right-of-way of Fulton Street as realigned;
- (2) 12 feet of both right-of-way lines of Turk Street as realigned.

No other setback limits are established herein. In the location of buildings, emphasis shall be placed on the enclosure of usable open space and the achievement of an attractive urban design.

6. Land Coverage

Land coverage shall be determined by the application of standards for density, setbacks, open space standards, off-street parking, and the requirements of good design. For parcels of 9,000 square feet or more, there must be at least 200 square feet of lot area for each Agency Room. Groups of structures shall be so designed as to produce an esthetically pleasing total composition. Emphasis shall be placed on the enclosure of usable open spaces and on providing definition to the streets and public rights-of-way.

7. Off-Street Parking

Adequate parking spaces shall be provided to serve the users of all new developments and facilities established in the area. One parking space must be provided for each dwelling unit.

All parking spaces shall be readily accessible and shall be at least 9 feet by 19 feet exclusive of access drives, aisles, ramps, and columns and shall have a vertical clearance of at least $6\frac{1}{2}$ feet. Parking areas shall be paved and maintained so as to have an all-weather, impervious, dust-free surface with adequate drainage.

In medium density residential districts (R-M) not less than 50 percent of the parking spaces shall be covered. All off-street parking spaces shall be screened from view from public rights-of-way by an appropriate fence or structure at least six feet high supplemented by suitable landscaping. Openings for access in such a screen fence shall not have a horizontal span of more than 18 feet. Required parking spaces for multiple residential dwellings shall be located not more than 250 feet from the building served.

What Is happening?

The San Francisco Redevelopment Agency in cooperation with residents and owners is redeveloping this area. Over the next few years these things will happen:

Some streets near your property may be widened—others may be closed. There will be new parks and a new elementary school location. Power poles will be removed, and the power lines will be placed underground. In fact, the area will become one of San Francisco's best living areas.

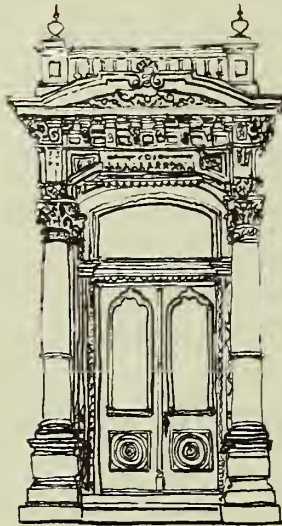
Two new commercial centers will be developed; the Nihonmachi in part of the four blocks about Sutter

and Buchanan and a new Fillmore Center between Turk and O'Farrell.

The buildings around yours that are too badly dilapidated to repair will be purchased by the Redevelopment Agency and demolished.

If your property includes flats or apartments you may find that many of the blocks near your property will be rebuilt with new, attractive, privately developed and owned apartments renting at moderate rentals.

These will be similar, but not identical, to the St. Francis Square Apartments built in the first Western Addition Redevelopment Area.



Things You will want to know

The Official Redevelopment Plan for Western Addition Area A-2 provides that certain properties may be retained by their owners and rehabilitated. If your property is one of these, the Plan permits you to rehabilitate your property. But you must enter into an **OWNER PARTICIPATION AGREEMENT** with the Redevelopment Agency. Under this agreement you will become a partner with the Agency and participate in the redevelopment of the area by rehabilitating your own property.

In planning to rehabilitate your property you will want to know these things:

- Why your property must be rehabilitated (page 3)
- How and when this work will be done (page 5)
- What work must be done to rehabilitate your property (page 4)
- What this will cost, and how you may pay for it (page 6)

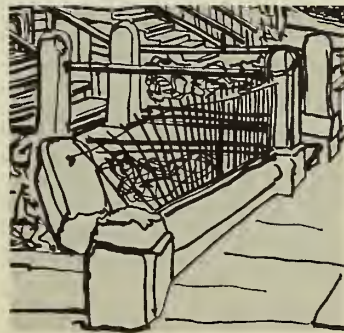
Why Your property must be Rehabilitated

The Plan for the A-2 project area provides that "Existing structures in the Project which remain shall be rehabilitated in their entirety in accordance with applicable current codes and ordinances of the City and County of San Francisco and the State of California as supplemented by Minimum Property Rehabilitation Standards formulated by the Agency."

It makes good sense to repair your property.

If you own your property and live there too, you probably will be pleased to see the neighborhood around you improving as the physical problems that have plagued you and your neighbors for so long are removed, and you will want to improve your home as the rest of the neighborhood improves.

If you own your property as an investment, you will want it to be competitive with the new apartments which will be built near it including other new regular market housing and moderate-priced private housing.



What Work must be done to Rehabilitate your property?

You can get a good estimate yourself without much trouble just by taking a new look at your property—

How is the roof? Does it leak? How long since it was renewed? Check the gutters and the downspouts. Are they rusted or cracked? Can the rainwater be carried off adequately? Are they clogged with leaves or debris? Is there a continuous foundation under the building or does it rest on piers? Or on wooden blocks? Is the space under the floor adequately ventilated? Is it rat-proof? Is there at least 18 inches between the bottom of the floor joists and the dirt?

How many cords do you have plugged into an electrical outlet? Have you added more appliances than those for which your house was originally

wired? Do you have at least one electrical wall outlet for each twelve feet of baseboard?

Check the plumbing fixtures, pipe connections and fittings. Are they corroded? Can water get between the wash basin and the wall, or between the sink and the countertop?

Put a marble on the floor in the middle of each room. Does it roll to the side of the room? Is your building sagging or in need of bracing? Does a bathroom open off the kitchen? Is there adequate closet space? Are the windows stuck shut with paint? Is the putty chipped or missing? Does your heater deliver heat to all of the rooms? Is your building weathertight?

How This work will be done

You must rehabilitate your own property. The Redevelopment Agency cannot do it for you.

Before you enter into an **OWNER PARTICIPATION AGREEMENT** with the Redevelopment Agency, a detailed survey of your property will be made for you to determine what work must be done.

The Redevelopment Agency's experienced Rehabilitation Staff can help you make your rehabilitation:

- Easier and better
- Less expensive
- Quicker



To help you decide What this will cost, and how you may pay for it



The Redevelopment Agency's staff of experienced rehabilitation specialists will do these things for you:

- Inspect your building to see what work must be done
- Make scale drawings of your existing floor plan noting appropriate corrections of additions and methods for solving any structural problems
- Work with you to find ways to make your building better and more comfortable
- Make exterior sketches of your building and help you select color schemes
- Help you schedule the work conveniently

- Make an estimate of what your rehabilitation work will cost
- Help you get competitive bids for the work and review bids and contracts with you to protect your interests
- Explain different materials you may use and answer your questions about their costs, durability, and appearance
- Check to see if you qualify for some of the special loans and financing aids available only to property owners in a redevelopment area such as this, and go over them with you
- Help you find the best financing plan to

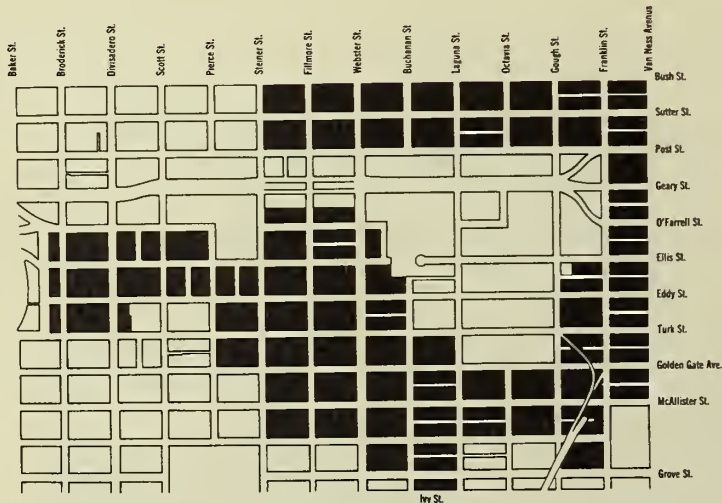
accomplish your rehabilitation while avoiding a debt beyond your financial means

- Help you prepare loan applications
- Follow through until funds are obtained



Photo: Karl H. Riek

Remember



Western Addition Area 2

Any or all of these services are available to property owners in Western Addition Area A-2 at no cost. All owners—home, apartment, and commercial property owners—are invited to use these services.

This is your program and your area.

If it is necessary to move your present tenants or yourself, the Redevelopment Agency will find other housing, and it will pay moving expenses to this new housing.

Don't wait Until the last moment

Call or visit the A-2 Site Office now and take
advantage of the services available to you.

Western Addition Site Office

1269 McAllister Street

Telephone WAlnut 2-0420



San Francisco Redevelopment Agency

Everett Griffin, Chairman

Walter F. Kaplan, Vice Chairman

Victor K. Atkins

Lawrence R. Palacios

Dr. C. Joseph Wellington

M. Justin Herman,

Executive Director



San Francisco Redevelopment Agency
Western Addition Area 2
Site Office 1269 McAllister Street

OFFICIALS ONLY

Residents

of Western Addition Area 2



**San Francisco
Redevelopment Agency**

April 1967

5
23

DATE PAID
JUL 11 1967
CITY OF SAN FRANCISCO

Information for Residents

of Western Addition Area 2



**San Francisco
Redevelopment Agency**

April 1967



Information for Residents

The Redevelopment Agency has bought the building you live in,

**but you may go on living there
by paying rent to the Agency.**

Later, the building may be torn down, but meantime we will make NECESSARY repairs. You will continue to pay for the utilities you paid in the past, such as gas and electricity. We will pay for garbage collection.

**WHEN YOU NEED TO MOVE, we will help you
find a place to live!**

**The Redevelopment Agency wants
everyone who lives in Western
Addition to have good housing
that he can afford.**

Before we suggest a house, flat, or apartment to you, we will check to make sure it is:

- * HOUSING YOU CAN AFFORD
- * BIG ENOUGH FOR YOU AND YOUR FAMILY
- * CONVENIENTLY LOCATED FOR YOU
- * IN GOOD CONDITION
(Decent, safe, and sanitary, with plumbing and electricity in good working condition)
- * PROPERLY HEATED, LIGHTED, AND VENTILATED
- * IN A BUILDING WITH AT LEAST TWO EXITS

If you look around on your own, you will want to watch for these things too, so you will be sure not to move into any building that has to be repaired because of code violations. If you like, we will be glad to check any place you find.

Moderate-priced private housing and rent supplements are worked out with the cooperation of the Federal Housing Administration; various public housing aids are worked out with the cooperation of the San Francisco Housing Authority. We will see that you get PRIORITIES for the special moderate-priced private housing planned for the area with rent supplements, or for public housing or senior citizen housing. We also will be glad to help you in getting any other assistance for which you may be eligible from other agencies or departments.

If you are interested in buying,

CHECK THE LISTINGS OF VETERAN AND FHA HOUSING IN OUR OFFICE. YOU MAY FIND A BARGAIN.

We will not ask you to move until we have offered you suitable housing, as long as you live up to your responsibilities as a tenant. These are:

- * PAYING YOUR RENT
- * LIVING UP TO YOUR RENTAL AGREEMENT
- * LOOKING OVER NEW PLACES WE OFFER TO YOU
- * AVOIDING NUISANCES AND UNNECESSARY DISTURBANCES

Sometimes a building is in very bad condition and no one should stay there. If you are in one of these and we have not found good housing for you, we will move you temporarily to another one of our buildings in A-2 at OUR EXPENSE. You can stay there until the proper housing is found.

When you decide to move, be sure to let us know beforehand. We will arrange to stop the rent as soon as you have moved and REFUND any rent you have paid in advance.

MOST MOVING COSTS CAN BE PAID IN TWO WAYS:

1 We will pay you,

IF YOU WANT TO MOVE YOURSELF

If you have furniture, we will pay you:

\$ 30	for one room
48	two rooms
66	three rooms
84	four rooms
102	five rooms
120	six rooms
144	seven rooms
168	eight rooms
192	nine rooms

Plus \$5 for each floor you move to or from as long as the total is not more than \$200.

NOTE: A bathroom, closet, attic, or basement is not counted as a room.

Before you move, talk to us about how we can pay for the moving.

INDIVIDUALS WHO HAVE NO FURNITURE at all can be paid only \$5.

FAMILIES WITHOUT FURNITURE can be paid only \$10 for moving themselves.

2 We will pay the cost

OF HAVING A MOVING COMPANY MOVE YOU, including packing, moving, insurance, disconnecting appliances, and storage.

If you make moving arrangements yourself, be sure to use a licensed mover and bring the receipt to us so we can repay you. We can pay only up to \$200.

An easier way

is to ask us to make arrangements with the moving company you select. We can then pay it directly. If the bill should run over \$200, you will have to pay the amount over \$200. We can get estimates in advance. If it looks as though the bill will run over the limit, you may be able to keep it down by moving a few things yourself, or by doing your own packing.

Other payments for which you may be eligible

A family, or an individual over 62 years old, may be eligible for a special relocation adjustment if neither public housing nor rent supplements are available when it is necessary to move.

If you owned your home, the Redevelopment Agency may be able to reimburse you for certain costs you had to pay when your property was purchased by the Agency. Ask us about them.

If you would like to see the complete regulations about relocation payments, come to the Western Addition A-2 office, 1675 Eddy Street, San Francisco. (Phone 922-5050)

All personal information is confidential

In helping to determine your housing needs, the Agency will ask you to give personal information which by law is confidential. Any information you give us will not be revealed to any other person or agency without your consent.

Beware of rumors

Don't let rumors frighten you about plans, policies, or actions of the Redevelopment Agency. We would appreciate your calling us to check any reports.

If you have any trouble

RENTING A PLACE WE HAVE SUGGESTED TO YOU, please let us know right away. We will do our best to screen such places before you look at them. If there is something wrong, we would like to know at once.

Right of Appeal

The Redevelopment Agency staff works to find housing that suits you, but if a final offering is not suitable, an Appeals Board is available to help you.

Ask for identification

REDEVELOPMENT AGENCY REPRESENTATIVES carry identification cards with the Representatives' pictures on them and they will be glad to show them to you.

Please come to see us!

**Our Western Addition A-2 Office is
at 1675 Eddy Street, San Francisco
Tel. 922-5050**



Our office is open
MONDAY through FRIDAY
from
8 a.m. until 5 p.m.
WEDNESDAYS
we will keep it open
until 9 p.m.

Thank you for your cooperation.


If you have questions, please call

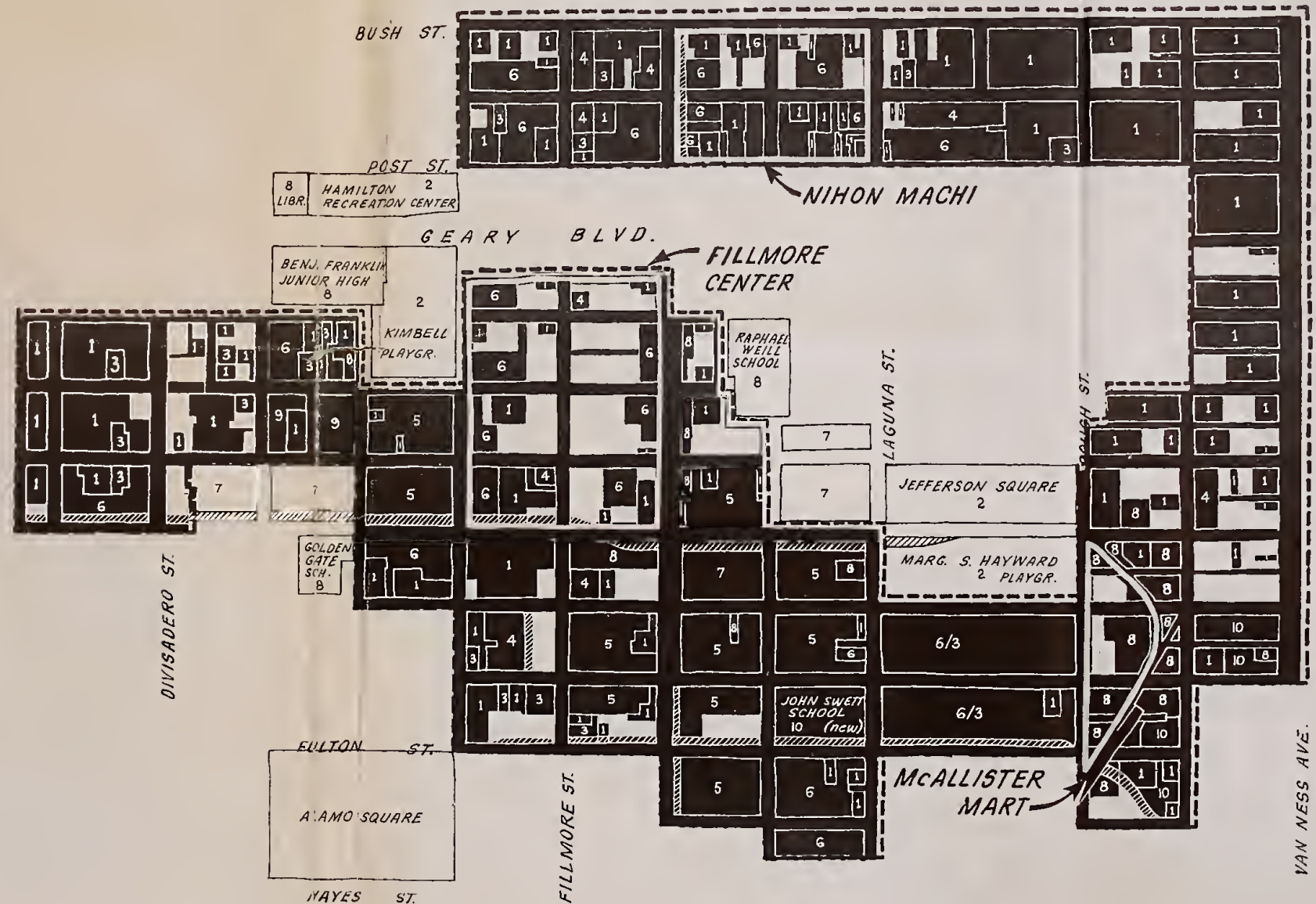
your Community Services Representative



Who says A-2 people aren't developing A-2 ?

JUN 15 1967
SAN FRANCISCO
PUBLIC LIBRARY

- 1 Rehabilitation by A-2 owners
 - 2 Parks for A-2 residents
 - 3 Proposed scattered public housing for A-2 relocations
 - 4 Proposed housing for A-2 elderly
 - 5 Moderate-priced private housing by A-2 sponsors or A-2 connected sponsors for A-2 residents
 - 6 Moderate-priced private housing (A-2 sponsors not yet selected)
 - 7 Existing public housing
 - 8 Public service buildings or sites
 - 9 Proposed expansion, College of Podiatry
 - 10 Proposed public service buildings
- ☐ Unassigned  Street widening



SAN FRANCISCO REDEVELOPMENT AGENCY
May 16, 1967



SF
R35
#58
C2

DOCUMENTS

MAR 28 1968

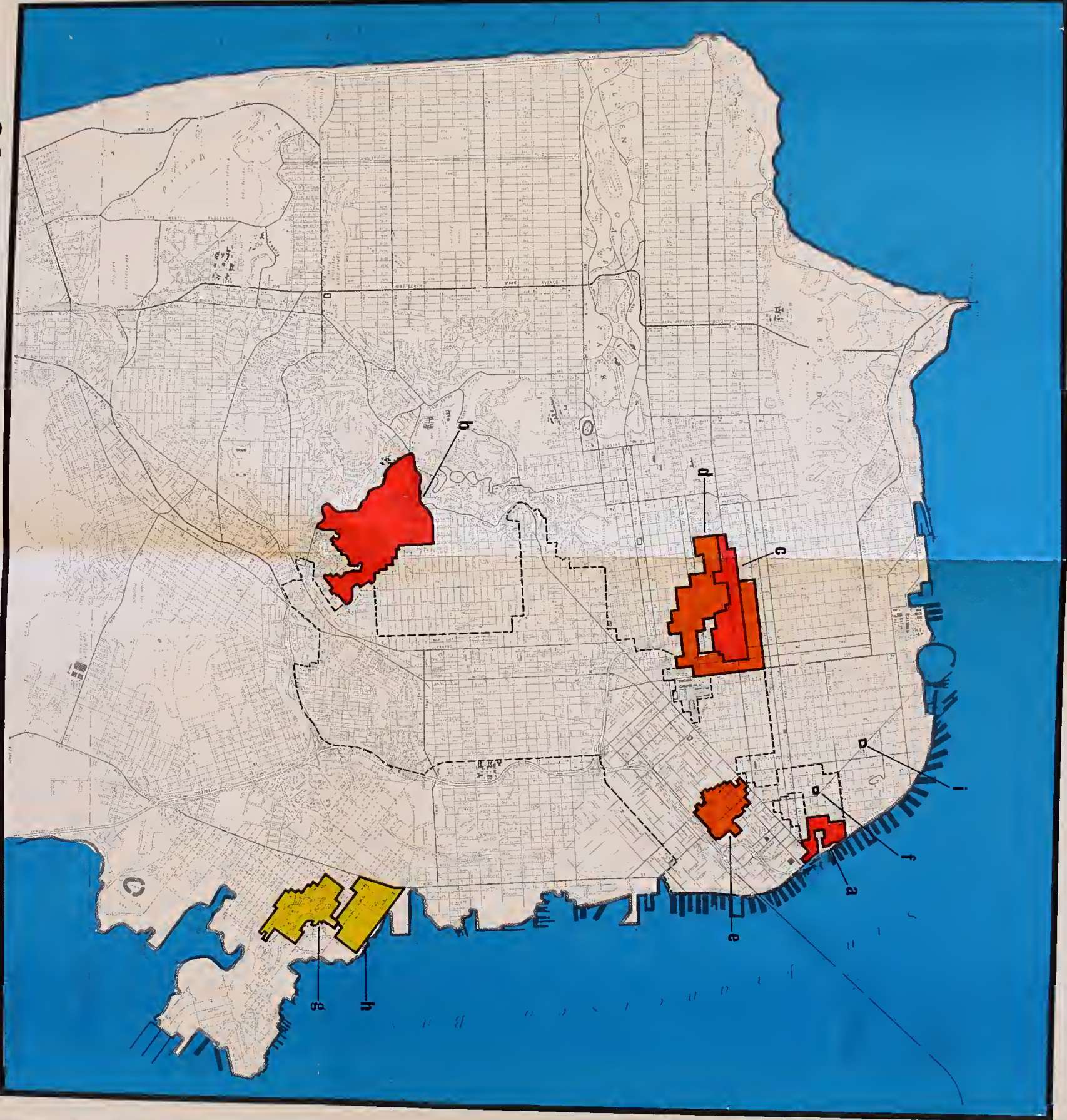
SAN FRANCISCO
PUBLIC LIBRARY

**More
A-2 Housing
for & by
A-2 People
offering
number 2
Moderate Priced
senior Private
Citizen Housing**

Western Addition A-2

**San Francisco
Redevelopment Agency
aug. 1967**





SAN FRANCISCO REDEVELOPMENT PROGRAM



Areas in Advanced Development

- a. GOLDEN GATEWAY
- b. DIAMOND HEIGHTS
- c. WESTERN ADDITION, AREA 1



Areas in Early Development

- d. WESTERN ADDITION, AREA 2
- e. YERBA BUENA CENTER
- f. CHINESE CULTURAL and TRADE CENTER



Areas in Operational Planning

- g. HUNTERS POINT
- h. BUTCHERTOWN



Areas Proposed to the Agency for Operational Planning

- i. ITALIAN CULTURAL and TRADE CENTER

--- RAPID TRANSIT CORRIDOR STUDY



SAN FRANCISCO REDEVELOPMENT AGENCY

SCALE
0 1000 2000 ft
April 1967



MORE A-2 HOUSING FOR AND BY A-2 PEOPLE

OFFERING NO. 2

Moderate-Priced Private Housing
Senior Citizens Housing
Private Housing for Lease by the
Housing Authority

WESTERN ADDITION A-2

SAN FRANCISCO REDEVELOPMENT AGENCY

August 8, 1967

MORE A-2 HOUSING FOR AND BY A-2 PEOPLE

OFFERING NO. 2*

CONTENTS

I. MORE HOUSING FOR AND BY A-2 PEOPLE	1
II. SECTION 221(d)(3) MODERATE-PRICED PRIVATE HOUSING	
A. Eligible Sponsors and Developers	5
B. Mortgage Limitations, Income, and Rentals	6
III. SECTION 202 SENIOR CITIZEN HOUSING	7
IV. SECTION 23 LEASED PUBLIC HOUSING	8
V. SITE DESCRIPTIONS AND PLATS	8 - 17
VI. MAP OF WESTERN ADDITION AREA A-2	18
VII. SITE CONDITIONS	19
VIII. PREFERENCE AND PRIORITY TO A-2 RESIDENTS	20
IX. DEVELOPMENT REQUIREMENTS	
A. Redevelopment Agency Objectives	21
B. Design Standards	21
C. Redevelopment Plan	22
D. City Standards	22
E. FHA Standards	22
F. Section 202 Standards	22
G. Section 23 Leasing Standards	22
X. TERMS OF THE OFFERING	23
XI. SUBMISSION OF PROPOSALS	24
XII. EXHIBITS	
A. Proposal to Develop Moderate-Priced Private Housing, Senior Citizens Housing	26 - 27
B. Land Use Provisions and Development Standards	28 - 29
C. Resolution No. 103-67 Preference and Priority Policy for Property Owners and Occupants in Western Addition A-2	30 - 33

* Offerings are for the use of sites to serve the residents of Western Addition A-2. The Offering No. 1, issued February, 1966 dealt with two sites on which housing to serve the people of the area is to be built. Successful sponsors are from the area. For details, see Section 1 A of this brochure.

I. MORE HOUSING FOR AND BY A-2 PEOPLE

THE OPPORTUNITY

Here is an opportunity for A-2 people to take an even larger part in the "A-2 For and By A-2 People" program for good quality housing.

HOW?

A-2 interests may do this by doing exactly what other A-2 sponsors or A-2 affiliated sponsors have done to date: They have filed their requests with the San Francisco Redevelopment Agency to become sponsors of sites designated by the City ordinance for housing in A-2. These organizations have made the commitment that the housing will be designed and controlled by character, quality and cost to serve the needs of A-2 households on a priority basis. Sponsors who have already done this are:

A. STATUS OF MODERATE-PRICED HOUSING

221(d)(3) DEVELOPMENTS IN WESTERN ADDITION AREA A-2

Sponsor	Location	Type	Status
Fillmore Community Development Assn.	Block bounded by Eddy, Steiner, Turk and Pierce	Non-profit rental	Agency Assignment: Final Acquisition: 100% Relocation: None required FHA: Preliminary application for mortgage insurance has been submitted.
Banneker Homes (Macedonia Missionary & Friendship Institutional Baptist Churches)	Block bounded by Fulton, Buchanan, Grove and Webster	Non-profit rental	Agency Assignment: Final Acquisition: 100% Relocation: None required FHA: Conditional commitment for mortgage insurance has been received
Most Worshipful Prince Hall Grand Lodge	Most of Block bounded by Golden Gate, Webster, McAllister and Fillmore	Non-profit rental	Agency Assignment: Tentative Acquisition: 32% of lots acquired
Building Material and Construction Teamsters Local 216	Most of Block bounded by Turk, Laguna, Golden Gate and Buchanan	Non-profit rental	Agency Assignment: Tentative Acquisition: 32% of lots acquired

A. STATUS OF MODERATE-PRICED HOUSING continued

Sponsor	Location	Type	Status
Fillmore Community Development Assn. (from Security Builders)	Most of Block bounded by Eddy, Buchanan, Turk and Webster	Co-op	Agency Assignment: Tentative Acquisition: 36% of lots acquired
Fillmore Community Development Assn.	Most of Block bounded by Ellis, Steiner, Eddy and Pierce	Co-op	Agency Assignment: Tentative Acquisition: 43% of lots acquired
Third Baptist Church	Most of Block bounded by Golden Gate, Laguna McAllister and Buchanan	Non-profit rental	Agency Assignment: Tentative Acquisition: 41% of lots acquired
Friendship Institutional Baptist Church	Most of the Northern part of the blocks bounded by McAllister, Buchanan, Fulton & Fillmore	Non-profit rental	Agency Assignment: Tentative Acquisition: 28% of lots acquired

B. STATUS OF LOW RENT SCATTERED PUBLIC HOUSING BY THE SAN FRANCISCO HOUSING AUTHORITY

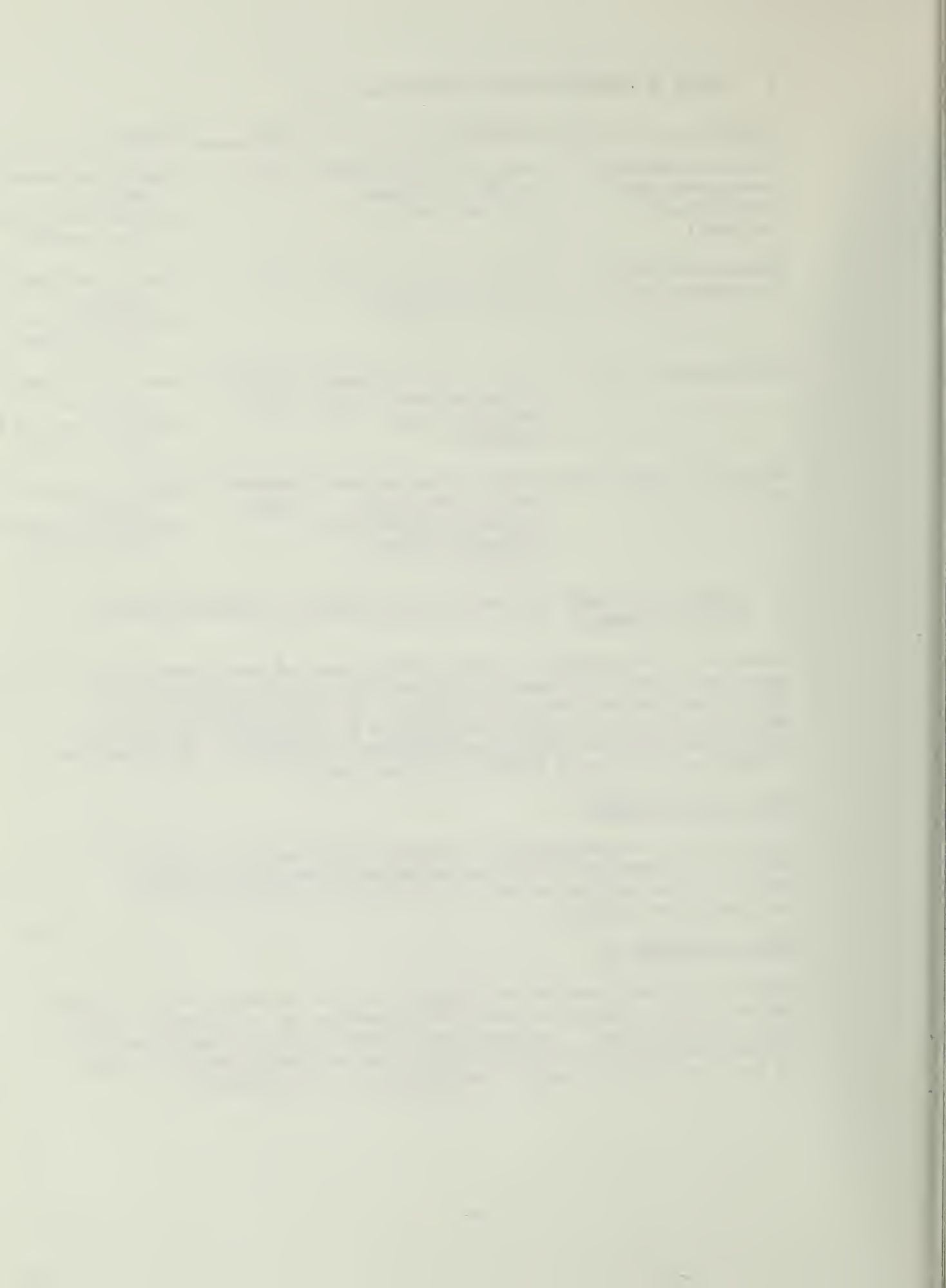
Seventeen sites scattered through renewal area A-2 have already been selected for the development of 160 units of low rent public housing by the San Francisco Housing Authority. Of the 47 properties to be acquired, only 25 are yet to be purchased by the Agency. In addition discussions with the Housing Authority are continuing for the selection of additional scattered sites for 40 more units.

WHO CAN BE A SPONSOR?

Churches, civic organizations, non-profit organizations, unions, or other civic organizations either exclusively from the A-2 area or having a clear affiliation with the people of the A-2 area are encouraged to be sponsors.

WHAT DO SPONSORS DO?

Sponsors file applications as indicated in this brochure for the purchase and building of housing in which A-2 households are to be given a priority right to buy or rent. Sponsors need a modest amount of equity capital but the great bulk of the financing is handled through Federal programs as they are made available. (See PART II in this brochure.)



WHAT KINDS OF HOUSING?

For several years in discussions with A-2 people it has become clear that what the A-2 residents want are:

1. Senior citizens housing.
2. Moderate priced apartments, including some to accommodate large families; some owned, some rented.
3. Leasing of such units by the Housing Authority in order to bring the net cost to residents eligible for public housing down to public housing rentals.
4. Adequate play spaces, privacy, safety, attractive appearances, and internal arrangement of rooms for comfortable living.

HOW DOES A SPONSOR EXPRESS HIS INTEREST?

A sponsor files his request for one or more sites by submitting Exhibit A of this brochure.

In doing so, the sponsor in effect commits itself that, once the Agency makes tentative selection of sponsors who will do the best possible for the people of A-2, the sponsor must proceed with its work while the San Francisco Redevelopment Agency proceeds with its work of finishing the job of buying the property and properly relocating--some temporary, some permanent--the present households.

Sponsors should be fully aware of the fact that the Agency gives households who must be moved in order to provide sites a priority right of reestablishing in the type of housing described in this brochure. Organizations who are unwilling to take part in such a program should not apply for the sites.

WHEN SHOULD THIS BE DONE?

The proposals should be received by the Agency no later than 5:00 p.m. October 4, 1967.

Sites must of necessity be offered conditionally. One of the conditions is that the Agency will have procured title to the site, properly relocated the occupants, and cleared the parcel of existing structures. Another condition is that a fair price will have been set for the parcel, making it useable for the purposes described in this brochure. A third is that the sponsor will have complied with a number of conditions set forth in this brochure. While the Agency is doing its work, the sponsor does his work. Together they both save time and the parcel is not made desolate by extensive demolition long in advance of the new buildings. Site deliveries are estimated at between six months and three years.

PITFALLS

Are there pitfalls? Yes, there are. Sponsors need a strong commitment to stay with the development of the proposed housing site in full awareness that this is a difficult task. It takes staying power and a determination to overcome the normal obstacles in this field. It takes a small amount of working capital. The sponsor needs technical guidance and a competent architect--and should really not get himself committed along these lines without informal discussion with the Agency staff (Call Mr. Ralph Higbee, Housing Specialist, at 525 Golden Gate Avenue at 863-7750, Extension 253)

OPPORTUNITY

Interested sponsors are urged to make this an opportunity to provide housing in A-2 for A-2 people.

Received of the Hon. Secy. of the Navy
 the sum of \$100.00 for the purpose of
 purchasing the necessary supplies for the
 service of the Navy. The same has been
 paid to the Treasurer of the Navy.
 This receipt is given in full for the
 sum of \$100.00.

Witness my hand and seal this 1st day of
 January 1891.

II. MODERATE-PRICED PRIVATE HOUSING SECTION 221 (d)(3) OF THE NATIONAL HOUSING ACT

A. ELIGIBLE SPONSORS AND DEVELOPERS

Any redeveloper who is eligible for a mortgage insured under the FHA Section 221 (d)(3) program may purchase redevelopment land at below normal market value as determined by the San Francisco Redevelopment Agency under the rules set forth by the U.S. Department of Housing and Urban Development, and subject to its concurrence. Eligible redevelopers may be any of the following:

1. A Limited-Dividend Corporation: A corporation restricted as to the distribution of income by the laws of the State of its incorporation, formed exclusively for the purpose of providing housing and regulated as to rents, charges, rate of return, and operating methods in a manner satisfactory to the Department of Housing and Urban Development (HUD).
2. A Non-Profit Corporation or Association: An entity organized for purposes other than making a profit for itself or for persons identified with it and which is in no manner controlled by, or under the direction of, persons or firms seeking to derive profit from its activities.
3. A Cooperative: Either a non-profit cooperative ownership housing corporation or an investor-sponsor of a cooperative. A non-profit cooperative ownership housing corporation is one in which permanent occupancy is restricted to the members. Eligibility for membership and transfers of membership are subject to controls satisfactory to HUD. An investor-sponsor is a special type of limited-dividend corporation organized to build or rehabilitate housing and to transfer it to a cooperative. If the project is not sold to a cooperative within two years after completion, the investor-sponsor must operate the project as a limited-dividend corporation, as defined above.
4. A Limited-Dividend Mortgagor: A redeveloper such as a trust, corporation, partnership, or individual which is acceptable to the Federal Housing Administration Commissioner and which agrees, in a manner satisfactory to the Commissioner, to be restricted as to the distribution of income and regulated as to rents, charges, rate of return, and methods of operation with respect to the housing to be constructed and to be covered by the FHA-insured mortgage.
5. A Builder-Seller Mortgagor: A redeveloper which enters into a written agreement, meeting FHA requirements, with a private non-profit corporation, to sell the housing to the non-profit corporation upon completion of construction at a price not to exceed the certified actual cost of the project as approved by FHA. A builder-seller mortgagor must agree to operate the housing until conveyance, as an FHA limited-dividend mortgagor, in the event the non-profit corporation does not agree to do so. If conveyance is impossible in accordance with the agreement, the builder-seller must be capable of owning and continuing the operation of the project as a limited-dividend mortgagor until a proper conveyance to an FHA-approved non-profit corporation can be effected.

B. MORTGAGE LIMITATIONS, INCOME AND RENTALS

The maximum mortgage available under the 221(d)(3) program is \$12,500,000 for a single project. The actual amount of the mortgage may not exceed the Federal Housing Commissioner's estimate of the replacement cost of the project when the proposed improvements are completed. The replacement cost may include land, proposed physical improvements, utilities within the boundaries of the site, architect's fees, taxes and interest during construction, and other miscellaneous charges incident to the construction and approved by the Commissioner. Limited-dividend corporations and limited-dividend mortgagors are eligible for a mortgage in an amount up to 90 percent of the replacement cost. Non-profit sponsors, cooperatives, or investor sponsors are eligible for mortgages of 100 percent of replacement cost.

Within these total limits, the mortgage available is further limited by the size of the dwelling units. The mortgage on that part of the property actually used for dwelling purposes is limited as follows:

\$10,500 per family unit without a bedroom (one person in this case is a family)

\$15,000 per family unit with one bedroom

\$18,000 per family unit with two bedrooms

\$22,500 per family unit with three bedrooms

\$25,800 per family unit with four or more bedrooms.

Exterior land improvements as determined by the Commissioner are not included in these limitations.

A mortgage insured under Section 221(d)(3) bears interest at not less than the lower of

- (1) Three percent per annum, or
- (2) The average current yield on all marketable obligations of the United States Treasury.

Because of the below-market interest rate for the project, income limits are established for project occupants. Rental charges may not exceed 20 percent of the maximum income limits for each family type. Income and rent limits are as follows:

<u>Size of Household</u>	<u>Gross Annual Income</u>	<u>Monthly Rent</u>	<u>Number of Bedrooms</u>
Individual	\$6,050	\$ 101	0
2 persons	7,350	122	1
3 - 4 persons	8,650	144	2
5 - 6 persons	9,950	165	3
7 or more persons	11,250	188	4

Mortgages insured by FHA under the 221(d)(3) program may be purchased by the Federal National Mortgage Association as part of its special assistance functions. The total amount of mortgage thus purchased may not exceed \$17,500 for each dwelling unit with three bedrooms or less, and \$20,000 for each unit with four or more bedrooms, plus certain non-residential costs.

III. SENIOR CITIZEN HOUSING
SECTION 202 OF THE HOUSING ACT OF 1959

This section is administered by the Housing Assistance Office of the Housing Assistance Administration to provide direct fifty-year loans at 3 percent interest for 100 percent of the cost. Annual income limits are \$4,000 for single persons and \$4,800 for a couple. There are no fixed maximums on the rents, but they will usually range from \$65-75 for a studio and \$75-90 for a one-bedroom apartment. Only non-profit corporations are eligible for the loan commitments. Development costs generally must not exceed an average of \$12,000 per unit in order for this program to work.

IV. LEASED PUBLIC HOUSING
SECTION 23 OF THE UNITED STATES HOUSING ACT OF 1937

The San Francisco Housing Authority obtains authorization and funds from the United States Department of Housing and Urban Development to lease units for up to five years, with a five-year option, in modest privately-owned structures if the owner is willing. The owner will receive a fair rental value for these units and the Housing Authority will in turn rent these units to Low-Income Families at lower rates. Public housing units made available under these provisions are not subject to the State requirements of voter approval for new or rehabilitated public housing. Minimum rents including utilities which the public housing tenants are required to pay are as follows:

Studio	\$55 per month
One-bedroom	65 per month
Two-bedroom	75 per month
Three-bedroom	85 per month
Four-bedroom	95 per month

V. SITE DESCRIPTION AND PLOTS

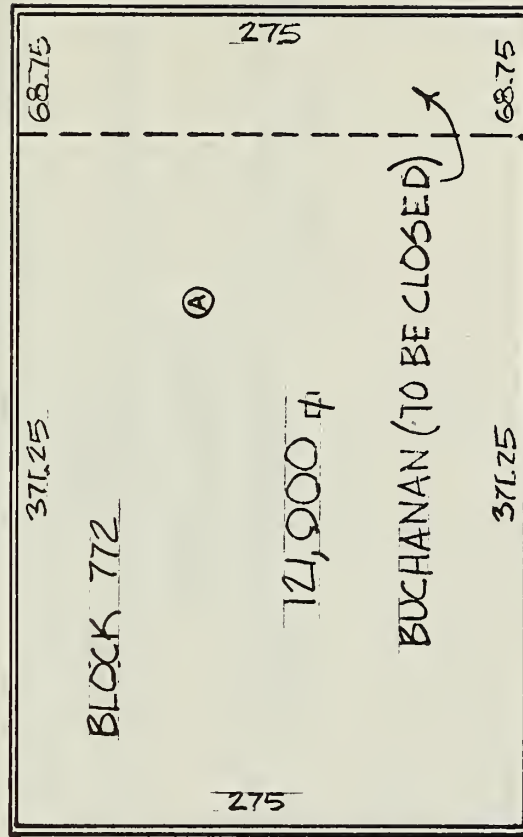
On the following pages appear individual plot maps of the nine sites presently being offered for development of moderate-priced private housing and senior citizens housing.

Each map contains an indication of the corresponding site's approximate area in square feet, and the approximate number of allowable Redevelopment Agency Rooms, though each is subject to changes as determined by the Redevelopment Agency.

An Agency Room is defined as living room, dining room, cooking facility (kitchen or kitchenette), family room, study, den, library, bedroom, or similar major room in a dwelling unit, but not including bathrooms, closets, hallways, or similar rooms.

Parcels acquired and scheduled for demolition may be considered by the Agency for Rehabilitation and be included as an addition to an offered site.

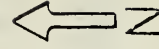
GOLDEN GATE



WEBSTER

MCALLISTER

SITE #8



SITE 8 contains approximately 121,000 square feet and is intended for development as medium density Moderate-Priced Private Housing with no more than 605 Redevelopment Agency Rooms.

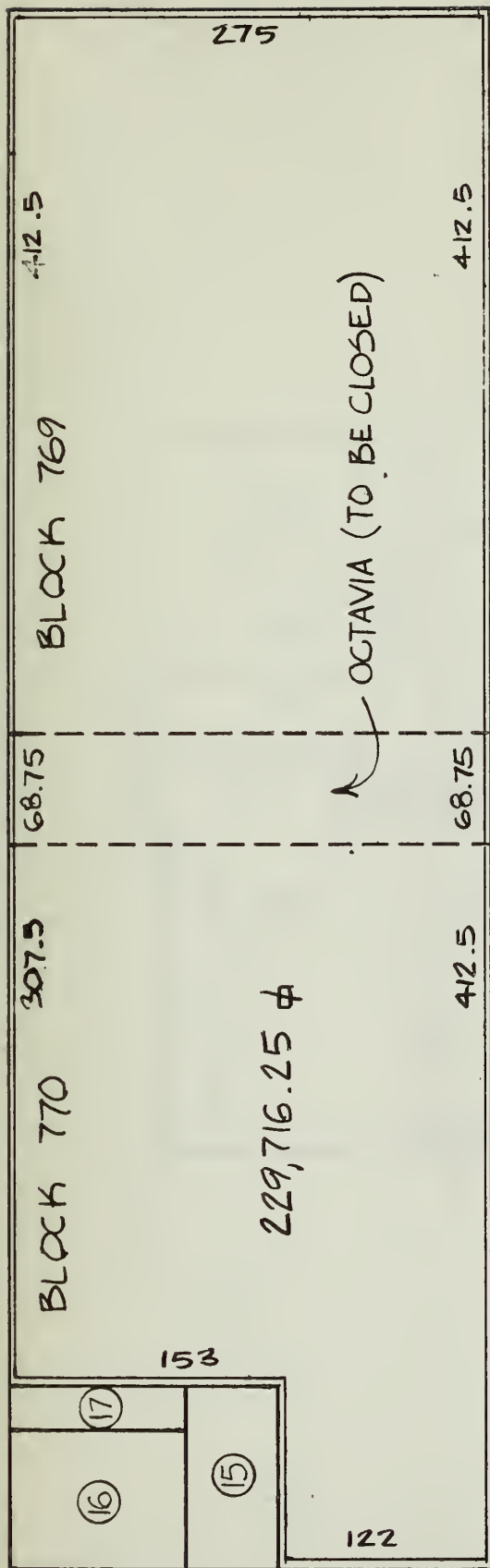
1000

1000



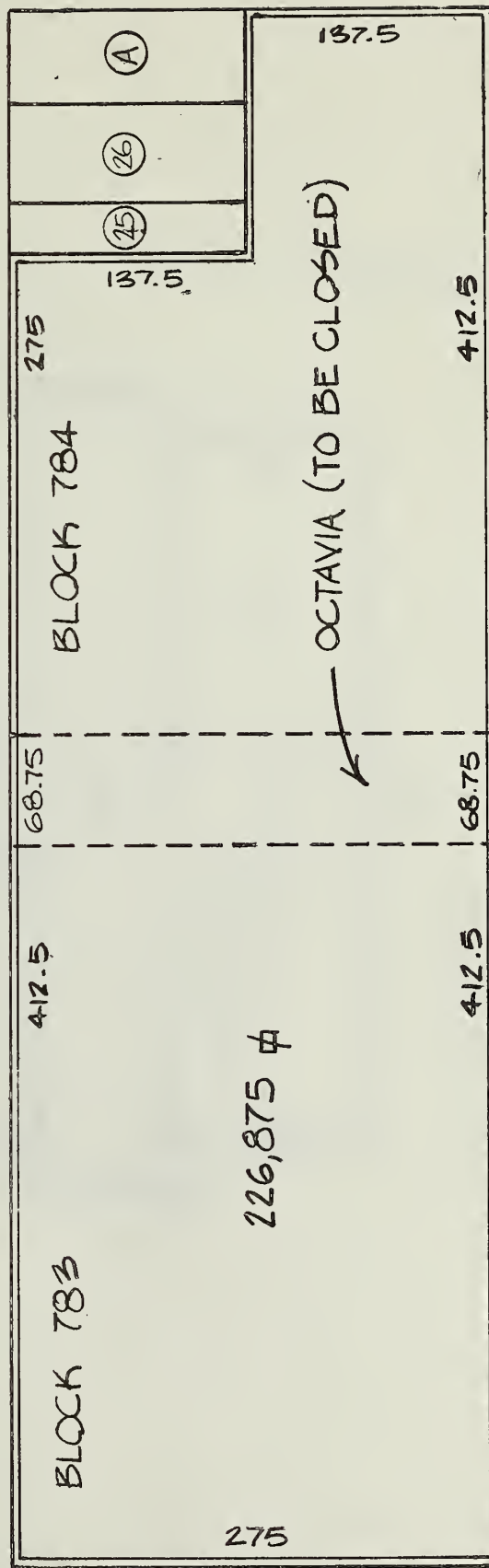
1000

GOLDEN GATE



GOUGH

MCALLISTER



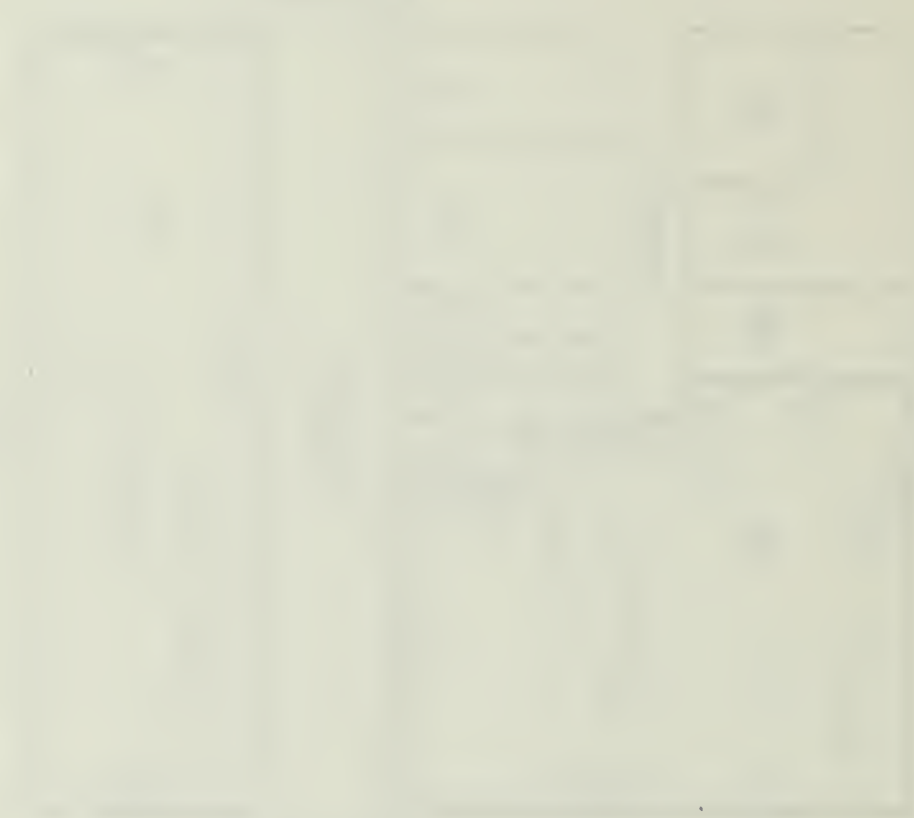
FULTON

SITE #10

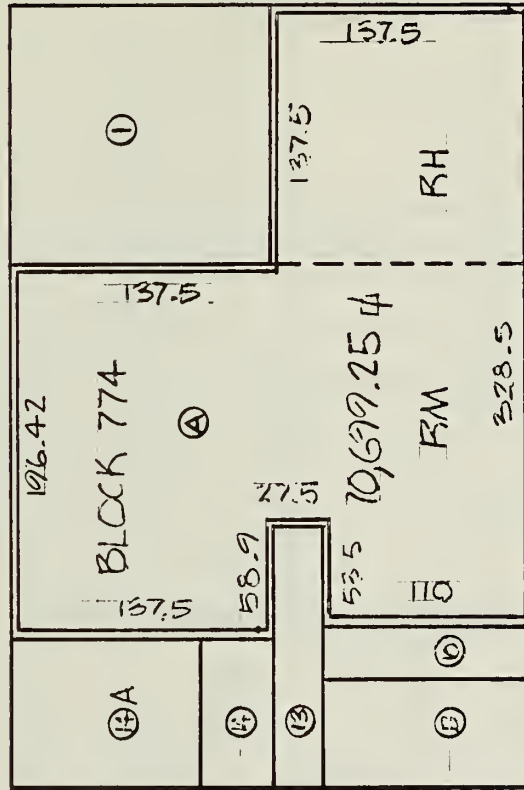
SITE 10 contains approximately 456,591 square feet and is intended for development as medium density, moderate-priced private housing development with no more than 2283 Redevelopment Agency Rooms.

LAGUNA



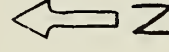


GOLDEN GATE



STEINER

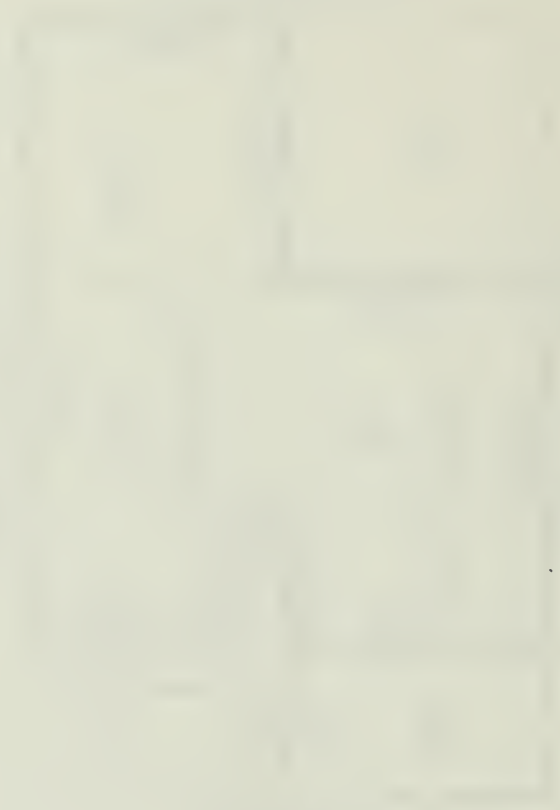
FILLMORE

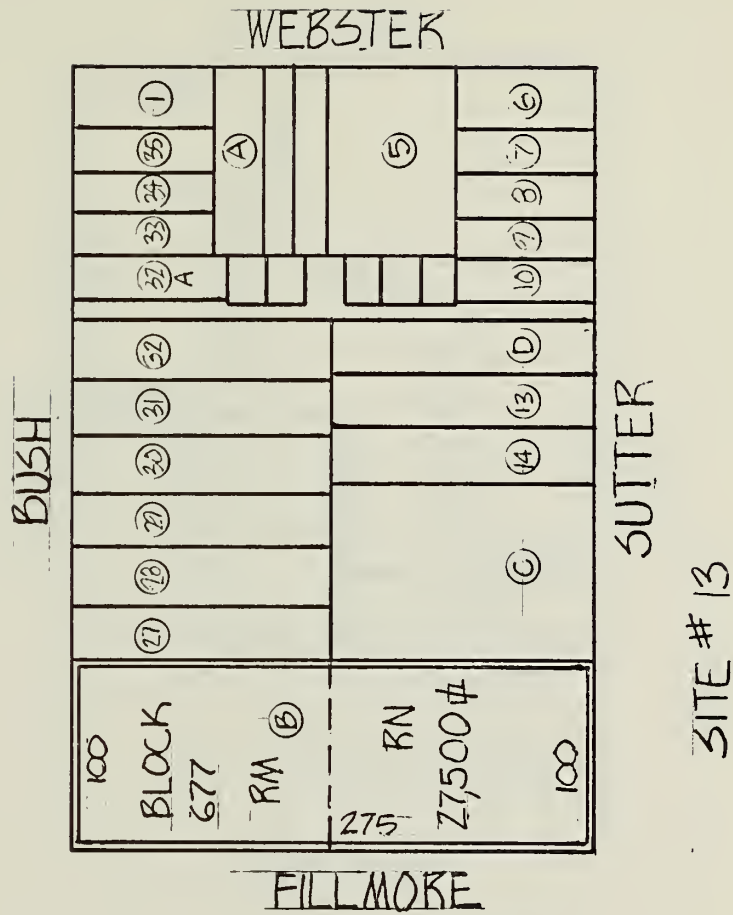


McALLISTER

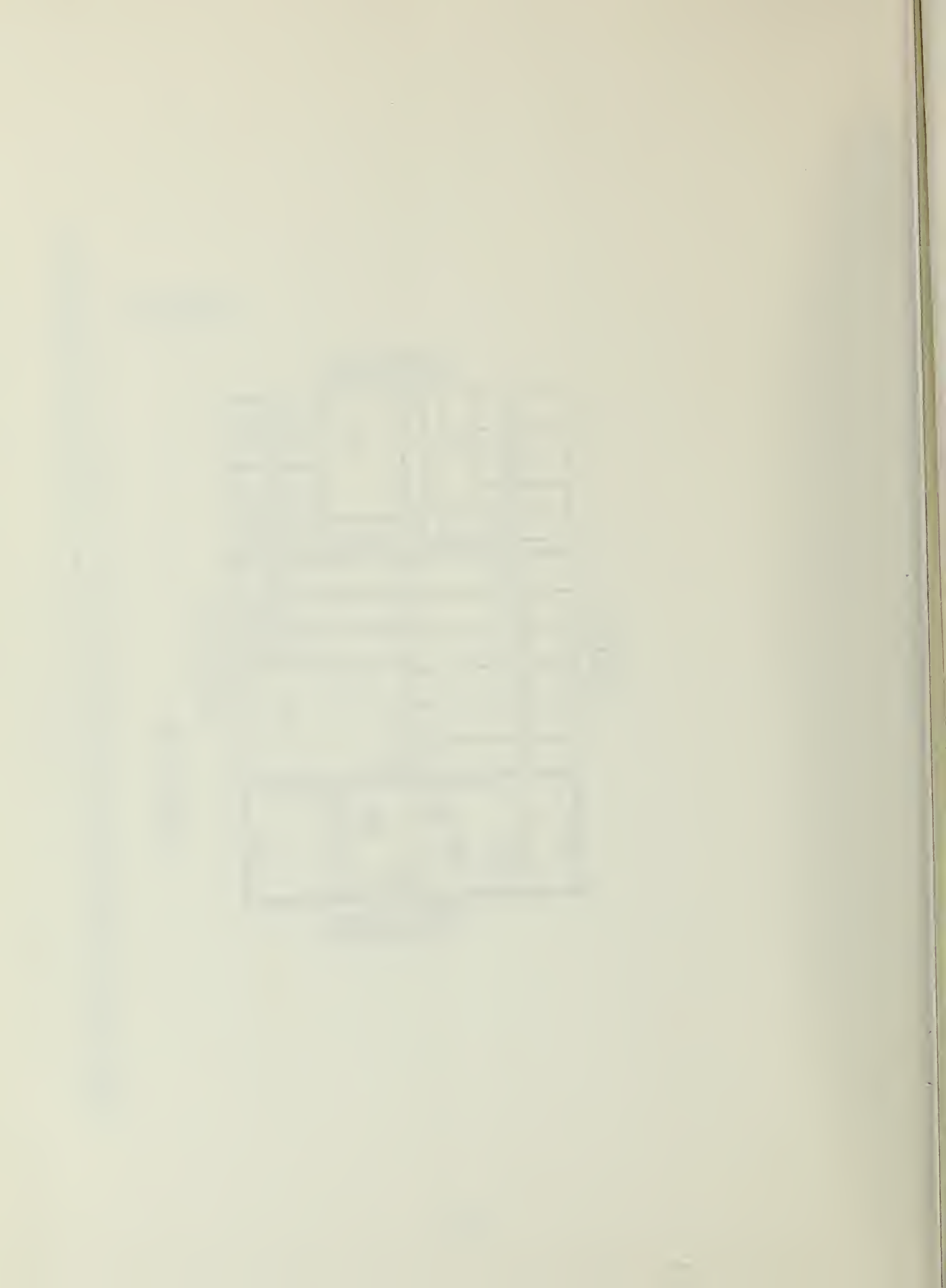
SITE #12

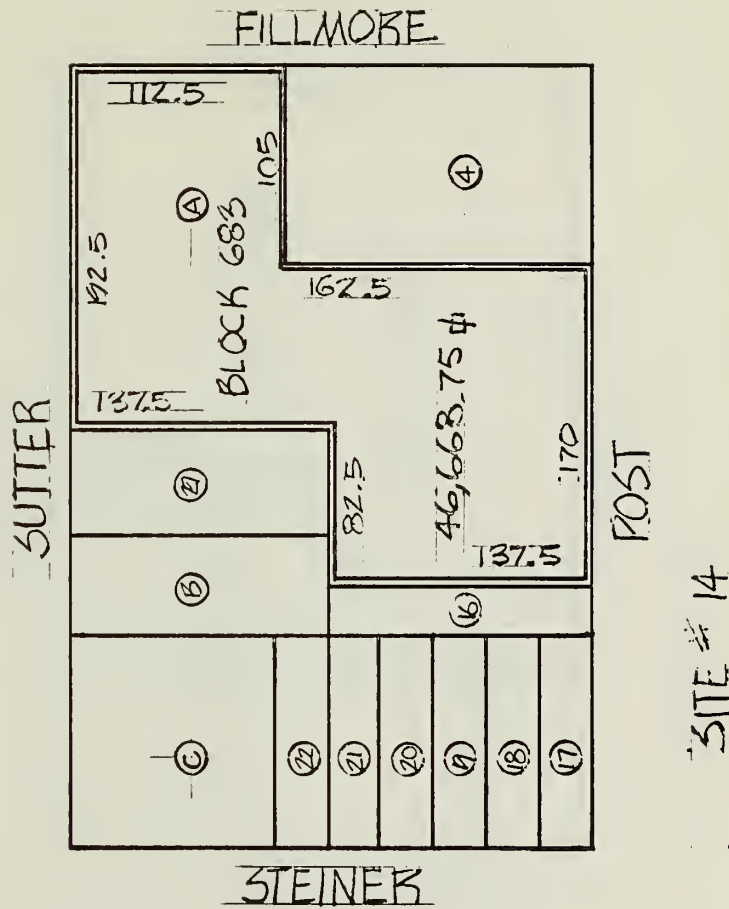
SITE 12 contains approximately 70,699 square feet and is intended for development as medium and high density Senior Citizen Housing with no more than 485 Redevelopment Agency Rooms.



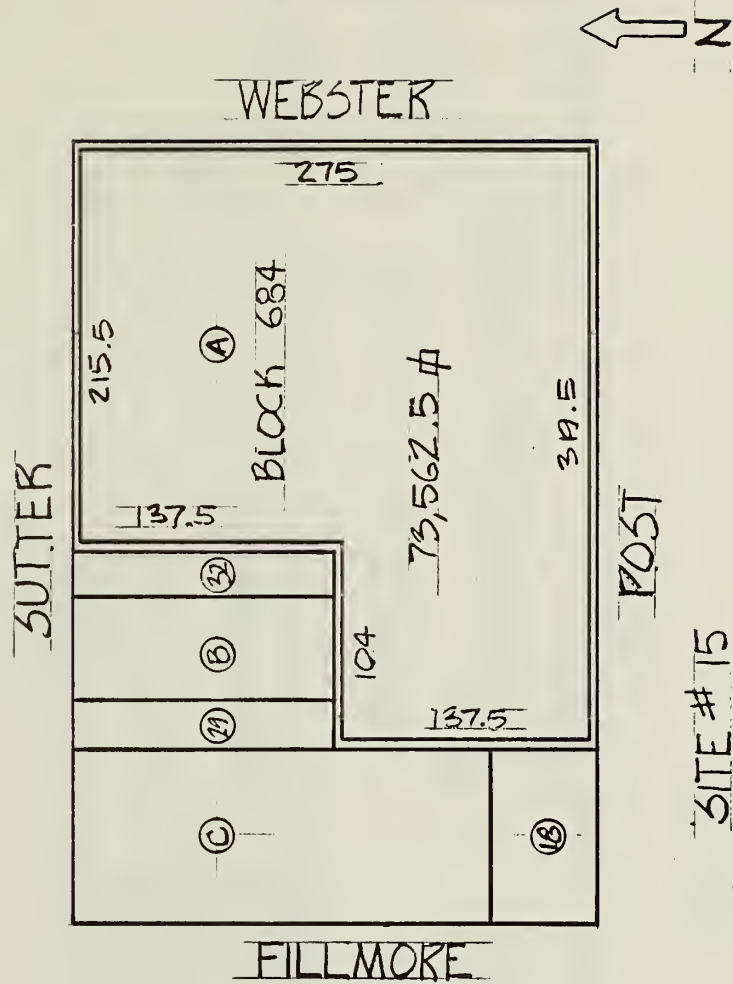


SITE 13 contains approximately 27,500 square feet and is intended for development as medium density Senior Citizens Housing with no more than 135 Redevelopment Agency Rooms.



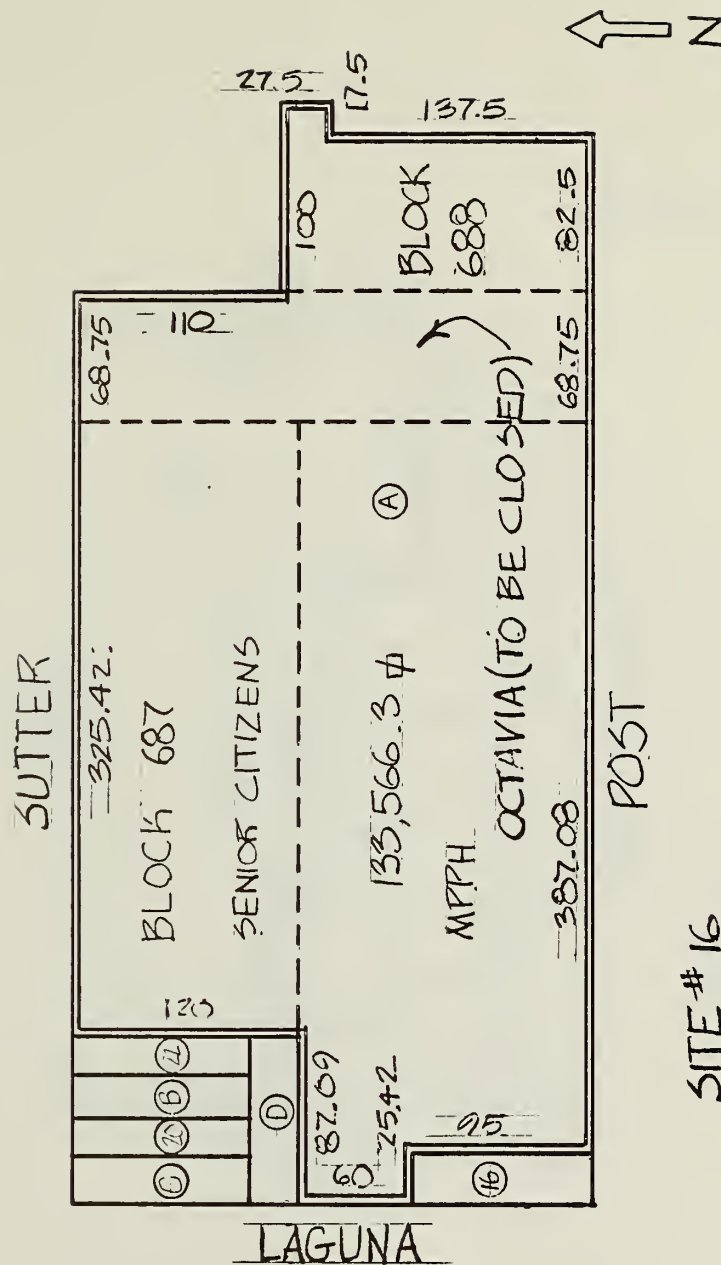


SITE 14 contains approximately 46,669 square feet and is intended for development as medium density Senior Citizens housing with no more than 233 Redevelopment Agency rooms.



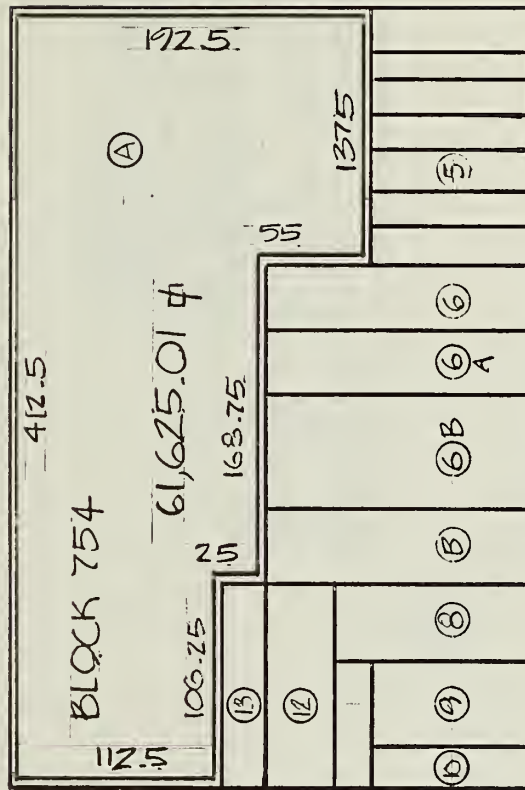
SITE 15 contains approximately 73,562 square feet and is intended for development as medium density moderate-priced private housing with no more than 368 Redevelopment Agency Rooms.





SITE 16 contains approximately 133,566 square feet of which the Northerly half is intended for development as high density senior citizen housing and the Lower half as high density, moderate-priced private housing with no more than a total 890 Redevelopment Agency Rooms.

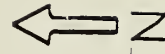
TURK



STEINER

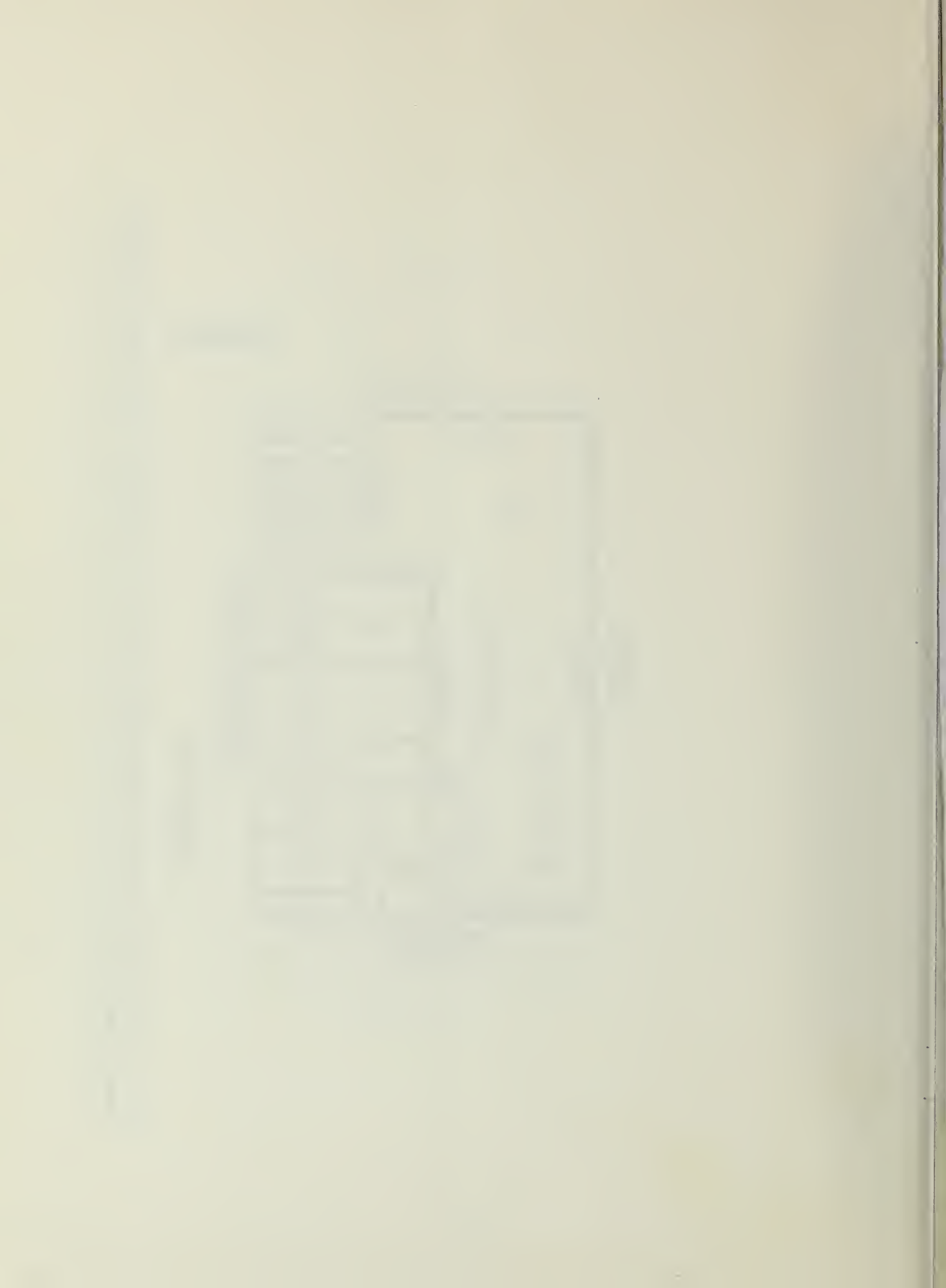
PIERCE

GOLDEN GATE



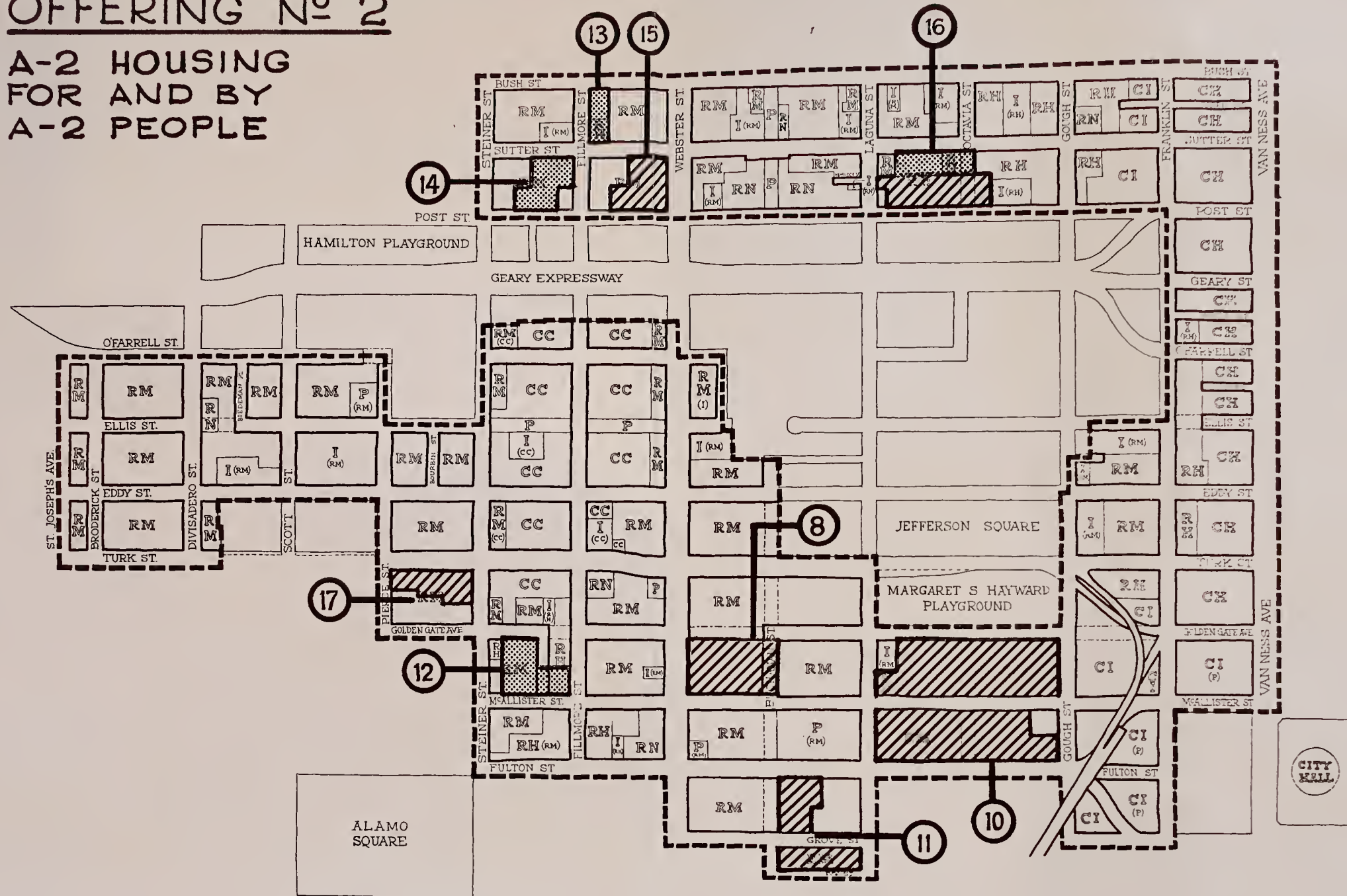
SITE # 17

SITE 17 contains approximately 61,625 square feet and is intended for development as medium density Moderate-Priced Private Housing with no more than 308 Redevelopment Agency Rooms.



OFFERING N^o 2

A-2 HOUSING
FOR AND BY
A-2 PEOPLE



LEGEND

RM	RESIDENTIAL, MEDIUM DENSITY	CC	COMMERCIAL, COMMUNITY SHOPPING
RH	RESIDENTIAL, HIGH DENSITY	CI	COMMERCIAL, GENERAL, INTERMEDIATE DENSITY
RN	RESIDENTIAL AND NEIGHBORHOOD COMMERCIAL	CH	COMMERCIAL, GENERAL, HIGH DENSITY
()	ALTERNATE USES SHOWN IN PARENTHESES	I	INSTITUTIONAL
---	UTILITY EASEMENTS	P	PUBLIC

WESTERN ADDITION AREA A-2

○	SITE NUMBER
▨	SENIOR CITIZEN HOUSING
▩	MODERATE PRICED PRIVATE HOUSING

NOTE: LAND USE AREAS AND RIGHTS-OF-WAY SHOWN ARE SCHEMATIC AND ARE SUBJECT TO ADJUSTMENTS TO ACCOMMODATE FINAL SURVEYS AND ENGINEERING DETAILS.

THE PREPARATION OF THIS MAP WAS FINANCED IN PART THROUGH A FEDERAL LOAN AND GRANT FROM THE URBAN RENEWAL ADMINISTRATION OF THE HOUSING AND HOME FINANCE AGENCY UNDER THE PROVISIONS OF TITLE I OF THE HOUSING ACT OF 1949 AS AMENDED.



MAP I

VII. SITE CONDITIONS

A. SITE CLEARANCE

The sites will be conveyed in a cleared condition. Existing buildings and their foundations will be removed to the existing ground line, and wherever possible interior basement walls will be removed. Perimeter basement walls will be removed only to the ground line.

B. SOILS CONDITIONS

A general statement concerning soils conditions in the Western Addition Area is as follows:

Underlying most of the area is a uniform fine-to-medium-grained sand having a moderate to high shearing strength when confined. The allowable bearing pressure of the material varies from 3,000 to 6,000 pounds per square foot. This statement is for general information only. ~~Soils reports are available for inspection at the offices of the Agency.~~

C. UTILITIES

Underground utilities, sewers, electrical, gas, water, street lighting, police and fire alarms, and telephone lines will be installed by or at the direction of the Agency and appropriate laterals will be installed to the street curb line of the property at locations and at dates appropriate for the development of the sites. The developer or sponsor is required to notify the Agency of the locations and dates utilities are required to allow sufficient time for their design and installation. However, the developer may be required to utilize overhead service facilities until such underground work is completed.

Where new utilities are to be installed by the City or private utility companies, the developer should make arrangements with the City or private utility company to accommodate his design and construction so as to minimize any subsequent relocation of mains, laterals, conduit, boxes, or street light standards.

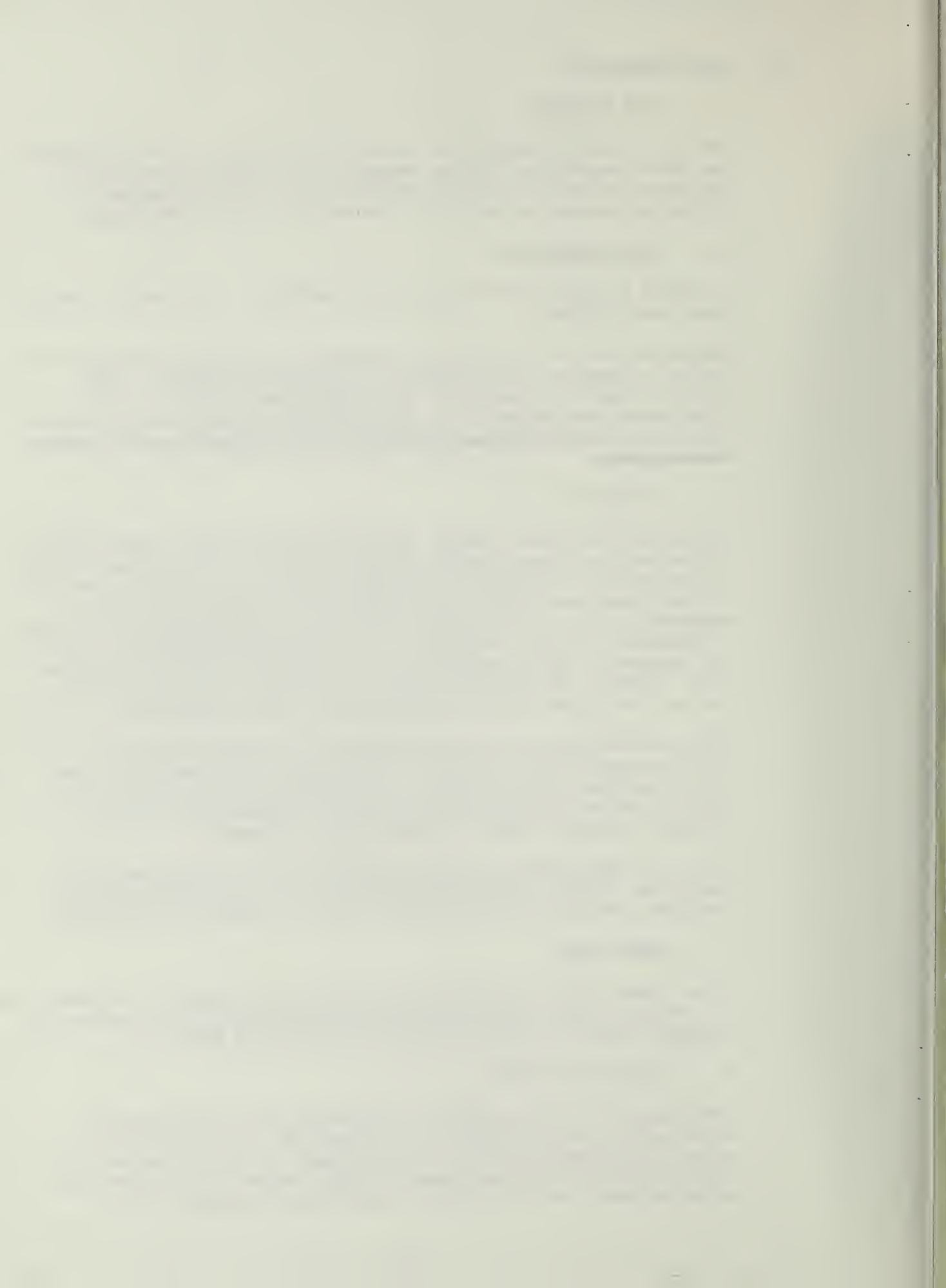
Should the developer request any changes in utilities subsequent to completion of their installation by the City or the private utility companies, the cost of such changes shall be borne by the developer.

D. STREET TREES

Street trees will be furnished and planted by the Agency in sidewalk areas in locations where sidewalk openings are furnished by the developer in accordance with the Agency's Street Tree Planting Plan.

E. SIDEWALKS AND CURBS

Installation or reconstruction of sidewalks, and construction of driveways and curb cuts shall be the responsibility of the developer, except that where streets are to be widened, the developer may arrange with the City Department of Public Works to leave curb cuts where driveways are to be constructed by the developer.



VIII. PREFERENCE AND PRIORITY TO A-2 RESIDENTS

The Western Addition Area 2 program is designed to serve the people who now live there and who want to continue to live there. Therefore, any organization which proposes to develop housing in the Western Addition Area 2 will be requested to accept the provisions of Resolution No. 103-67 adopted by the San Francisco Redevelopment Agency Members on July 25, 1967 (Exhibit C) on "Adopting Property Owner and Occupant Preference Policy for Reestablishment in the Western Addition Redevelopment Project Area A-2".

IX. DEVELOPMENT REQUIREMENTS

The housing sites offered at this time are located in medium and high density residential districts and neighborhood-commercial districts, the specifications for which are outlined in the official Redevelopment Plan.

Submission of both satisfactory preliminary plans to the Redevelopment Agency and appropriate applications for FHA mortgage insurance or a Housing Assistance Administration loan will be prerequisites to conveyance of a site to the selected developers or sponsors.

Developers and sponsors shall be guided by the following standards in the preparation of their formal plan submissions.

A. REDEVELOPMENT AGENCY OBJECTIVES

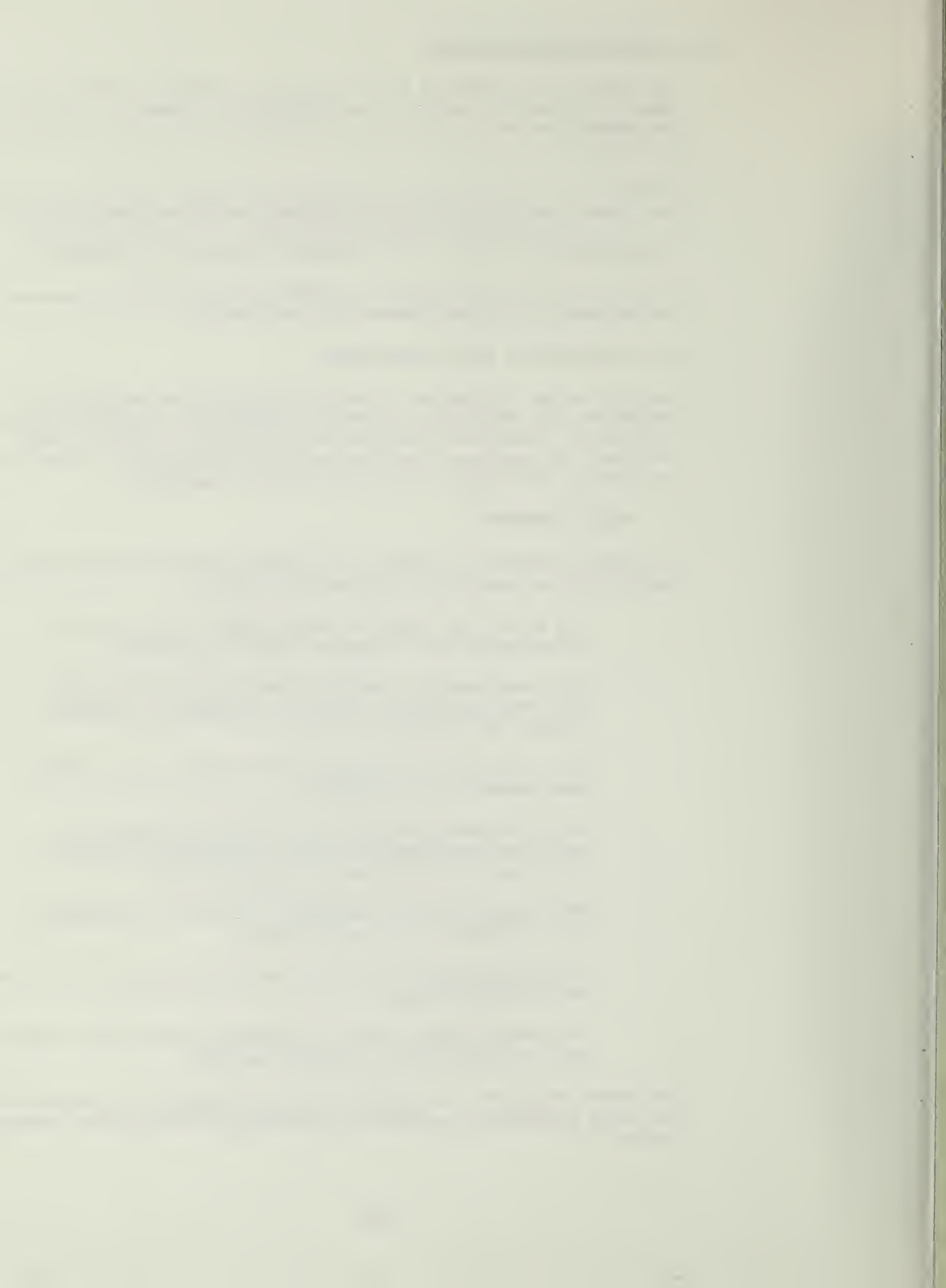
Family housing is required to meet the needs of Western Addition residents. In the design of apartment buildings, a generous supply of units for larger-size families is preferred to units for small families. At the same time, the inclusion of some small units for elderly individuals and couples would be welcomed.

B. DESIGN STANDARDS

The plans developed to achieve the moderate-priced private housing goals shall be based on the following criteria:

1. The design for each site shall relate to the overall urban design for the Western Addition Area A-2.
2. The relationship of adjoining structures within each site shall provide a harmonious composition of masses, colors, and textures.
3. Open areas are to be designed for maximum use including easy pedestrian circulation.
4. The off-street parking is to be well integrated with the total development to have an efficient circulation system and to be screened from general view.
5. The interiors of the dwelling units are to be designed with efficient and livable layouts.
6. Consideration is to be given for the provision of interior and exterior privacy.
7. The designs are to avoid a monotonous project-like appearance or artificially contrived variety.

The Agency will work constructively with the Sponsors or Developers and their architects to achieve the moderate-priced private housing goals.



C. REDEVELOPMENT PLAN

All plans must conform to the standards of Section II C of the Official Redevelopment Plan, the particularly pertinent provisions of which are excerpted and set forth in Exhibit B hereof.

D. CITY STANDARDS

Final plans and specifications must conform to the Planning, Building, and Housing Codes of the City and County of San Francisco.

E. FHA STANDARDS

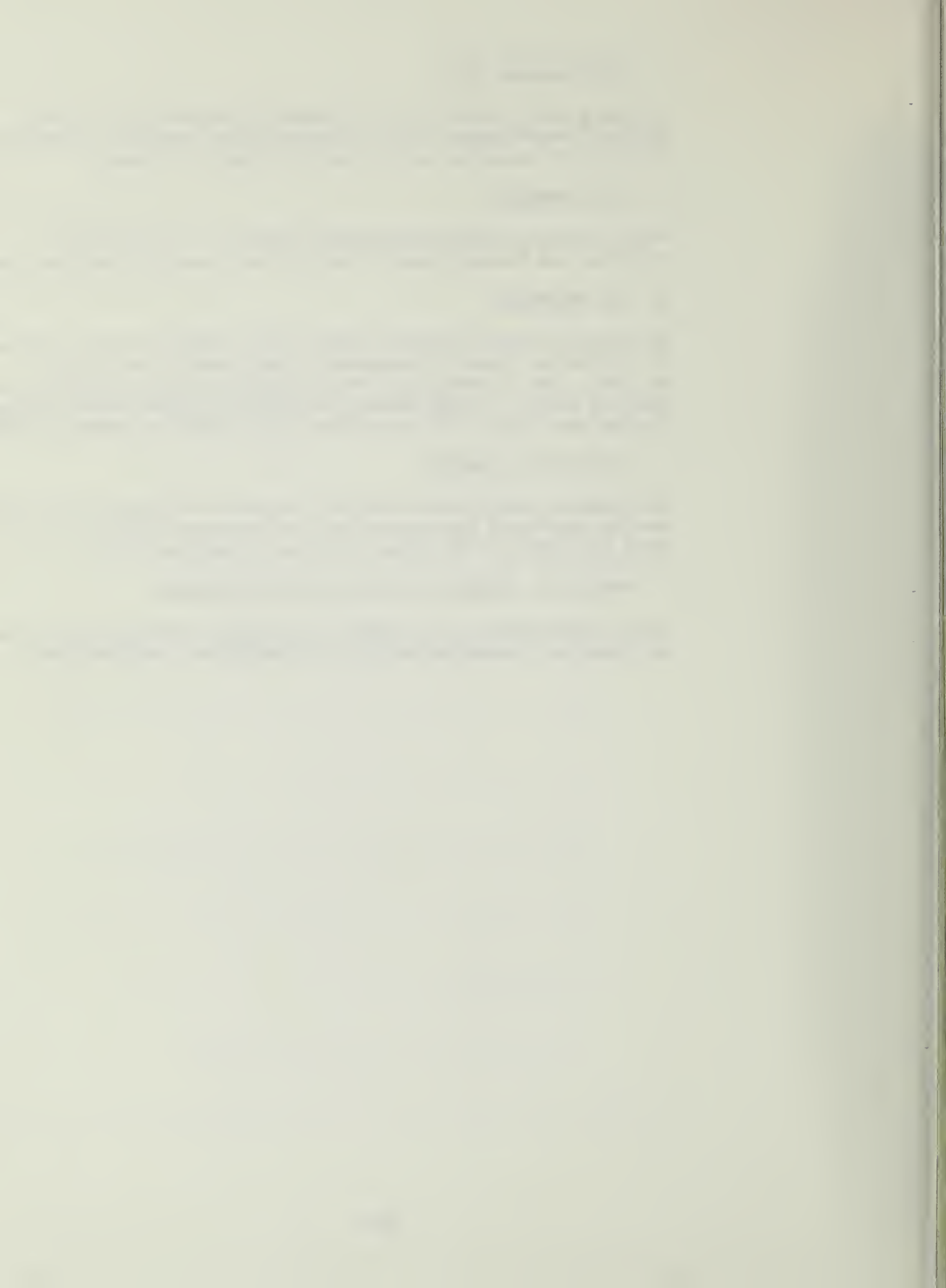
Multifamily housing developed under Section 221(d)(3) must conform to the Minimum Property Standards for Multifamily Housing, FHA No. 2600. For information on this document, contact the FHA Local Insuring Office or Ralph Higbee, San Francisco Redevelopment Agency Housing Specialist, 525 Golden Gate Avenue, 863-7750 Extension 253.

F. SECTION 202 STANDARDS

Developments under Section 202 must conform to standards set by the Housing Assistance Administration, U.S. Department of Housing and Urban Development, 450 Golden Gate Avenue, San Francisco.

G. SECTION 23 LEASING AND PUBLIC HOUSING STANDARDS

Leasing under Section 23, shall be according to standards set by the San Francisco Housing Authority, 440 Turk Street, San Francisco.



X. TERMS OF THE OFFERING

A. LAND PRICE

The price of the land has not at this time been determined. Commensurate with the stated intent of Congress (Section 107(a) of the Housing Act of 1949, as amended) the price shall be established with the concurrence of the Department of Housing and Urban Development at a level which will assure the creation of moderate-priced private housing and senior citizen housing which meets the Agency standards.

B. DEPOSIT

Five percent of the land purchase price will be required earnest money deposit. This sum shall be applied toward the purchase price upon conveyance, provided that an acceptable performance bond is substituted therefor.

This amount shall be placed with the Agency in the form of certified or cashier's check within 24 hours of the Agency Assignment of a site to a sponsor.

In the event a land price is not determined by that time, the sum of \$10,000 shall be deposited pending the fixing of the land price at which time the five percent shall be calculated and appropriate adjustment made.

C. The land is sold for development and cannot, until satisfactory completion of construction, be transferred by the Developer or Sponsor without prior written consent of the Agency.

D. The Agency reserves the unqualified right to waive irregularities or informalities in the consideration of proposals, to determine qualifications of any applicant and, in its sole discretion, to reject any or all proposals.

E. Although such an eventuality is not now foreseen, should financing of developments on these sites under Section 221(d)(3) of the National Housing Act, Section 202 of the Housing Act of 1959, Section 23 United States Housing Act of 1937, or a similar equivalent program be unavailable for any reason, any relationship contracted or otherwise between the Agency and any sponsor-developer, may, at the option of either party, be terminated.

Page 101

The first part of the paper discusses the importance of the study and the objectives of the research.

The second part of the paper describes the methodology used in the study and the data collection process.

The third part of the paper presents the results of the study and discusses the findings in detail.

The fourth part of the paper discusses the implications of the study and the conclusions drawn from the research.

The fifth part of the paper discusses the limitations of the study and the areas for future research.

XI. SUBMISSION OF PROPOSALS

Proposals must be submitted separately for each site.

Time for Submission of Proposals:

Proposals shall be accepted Until October 4, 1967, at 5:00 p.m.

Proposals must be submitted on forms supplied by the Agency (Exhibit A) and be accompanied by the following:

- A. Statement in detail of the organization of the developer or sponsor, including names of principals or officers or directors of the proposing entity, date of formation, and purpose of the entity.
- B. Statement of the proposing sponsor's relationship to the Western Addition Area A-2 community and the nature and extent of its commitment to the provision of housing for persons and families of the Western Addition Area A-2.
- C. Statement of identification of design team including:
 - Architect
 - Engineer
 - Landscape Architect
- D. Exhibit of examples of work actually completed in which each of the above has had primary responsibility.
- E. Statement of management proposals and qualifications of management personnel.
- F. Statement of proposal for achieving and maintaining racially integrated occupancy.
- G. Statement by the developer or sponsor of his willingness to give occupancy priority to eligible dislocated families with adequate credit ratings that are referred to the developer by the Agency.
- H. Statement of the proposing sponsor regarding its willingness to make at least 30 percent of the contemplated total number of dwelling units available to the San Francisco Housing Authority for leasing under its Section 23 authority subject, of course, to its concurrence.
- I. Redeveloper's statement for public disclosure and financial qualifications on forms supplied by the Agency.
- J. Financial capacity of the proposer as evidenced by a financial statement current to within 30 days of the date of the submission.

The following shall be submitted after assignment of a site:

THE UNIVERSITY OF CHICAGO

THE UNIVERSITY OF CHICAGO

THE UNIVERSITY OF CHICAGO

THE UNIVERSITY OF CHICAGO

THE UNIVERSITY OF CHICAGO

THE UNIVERSITY OF CHICAGO

THE UNIVERSITY OF CHICAGO

THE UNIVERSITY OF CHICAGO

THE UNIVERSITY OF CHICAGO

THE UNIVERSITY OF CHICAGO

THE UNIVERSITY OF CHICAGO

THE UNIVERSITY OF CHICAGO

THE UNIVERSITY OF CHICAGO

THE UNIVERSITY OF CHICAGO

THE UNIVERSITY OF CHICAGO

THE UNIVERSITY OF CHICAGO

THE UNIVERSITY OF CHICAGO

THE UNIVERSITY OF CHICAGO

THE UNIVERSITY OF CHICAGO

THE UNIVERSITY OF CHICAGO

THE UNIVERSITY OF CHICAGO

1. Statement of timing sequence for performance of each of the following activities if assigned a site (s):
 - a. Submission of preliminary design scheme.
 - b. Submission of formal application for mortgage insurance with filing fee.
2. Schematic Design Proposal
 - a. Site Plan - parking areas, building areas, recreation areas (adult and child)
 - b. All principal elevations
 - c. Section through site and building
 - d. Typical floor plans
 - e. Preliminary specification
 - f. Presentation black and white architectural rendering.
3. FHA Form 2013 with all appropriate blanks, including rent schedule, filled in to the best ability of the proposer.

Information Bulletins:

In the event material found pertinent to prospective proposers develops during the course of this offering, such material will be made the subject of Information Bulletins and circulated to all interested parties.

PROPOSAL TO DEVELOP MODERATE-PRICED PRIVATE HOUSING AND
SENIOR CITIZENS HOUSING

_____, 196____

San Francisco Redevelopment Agency
525 Golden Gate Avenue
San Francisco, California

Gentlemen:

Reference is made to the document entitled "More A-2 Housing For and By A-2 People, Offering No. 2, Moderate-Priced Private Housing, Senior Citizens Housing, Private Housing for Lease by the Housing Authority, Western Addition Area A-2, August 8, 1967," referred to as "the Brochure" issued by the San Francisco Redevelopment Agency.

The undersigned, being familiar with all the terms and conditions of the offering contained in the Brochure herewith submits its proposal to acquire Site No. _____ as delineated in Section V of the Brochure. The Proposal of the undersigned consists of the following:

1. This Proposal
2. The enclosed documentation and exhibits pursuant to the requirements of Section XI of the Brochure Items (A) through (J).

In the event the San Francisco Redevelopment Agency accepts this proposal, the undersigned agrees to enter into the Agreement for Disposition of Land (a copy of which is available at the Agency office) and agrees to pay as the purchase price therefor the sum to be determined by the Agency and Renewal Assistance Administration and either the Federal Housing Administration or the Housing Assistance Administration as pertinent, as a reasonable price for the production of contemplated housing.

It is understood that the contract for purchase and sale of each site will contain:

1. Provisions required by Resolution No. 103-67 of the San Francisco Redevelopment Agency on "Adopting Property Owner and Occupant Preference Policy for Reestablishment in the Western Addition Redevelopment Project Area A-2";
2. Provisions required by the Redevelopment Plan;

THE JOURNAL OF THE
ROYAL ANTHROPOLOGICAL INSTITUTE

Vol. 100, Part 1, 1970
The Journal of the Royal Anthropological Institute is published twice a year, in May and November. It is the principal journal of the British Association of Anthropologists. The Journal is devoted to the publication of original research papers, reviews, and book reviews. The papers are written by anthropologists from all over the world. The Journal is published by the Royal Anthropological Institute, 21, Bedford Square, London, W.C.1.

The Journal is published by the Royal Anthropological Institute, 21, Bedford Square, London, W.C.1. The Journal is published twice a year, in May and November. It is the principal journal of the British Association of Anthropologists. The Journal is devoted to the publication of original research papers, reviews, and book reviews. The papers are written by anthropologists from all over the world. The Journal is published by the Royal Anthropological Institute, 21, Bedford Square, London, W.C.1.

The Journal is published by the Royal Anthropological Institute, 21, Bedford Square, London, W.C.1. The Journal is published twice a year, in May and November. It is the principal journal of the British Association of Anthropologists. The Journal is devoted to the publication of original research papers, reviews, and book reviews. The papers are written by anthropologists from all over the world. The Journal is published by the Royal Anthropological Institute, 21, Bedford Square, London, W.C.1.

3. Provisions for architectural review according to the formal plan review by the Redevelopment Agency as outlined in Section IX of the Brochure;
4. Provision that the conveyance of the site shall be subject to such use, the Redevelopment Plan, the Declaration of Restrictions, and any easements, rights, and reservations encumbering the property.

It is further understood that said contract shall obligate the undersigned, subject to the availability of an FNMA guarantee to purchase a loan insured by FHA under Section 221(d)(3) of the Housing Act of 1949, as amended, or under Section 202 of the Housing Act of 1959, or under Section 23 of the United States Act of 1937 to undertake and complete the development of the site in accordance with this proposal.

The undersigned represents that it is financially able to purchase the property and complete the improvements contemplated by this proposal in accordance with the Redevelopment Plan, the Declaration of Restrictions and the Brochure.

This proposal is irrevocable for sixty days from the date hereof and may thereafter be revoked only by notice in writing to the San Francisco Redevelopment Agency, received by the Agency prior to its acceptance hereof.

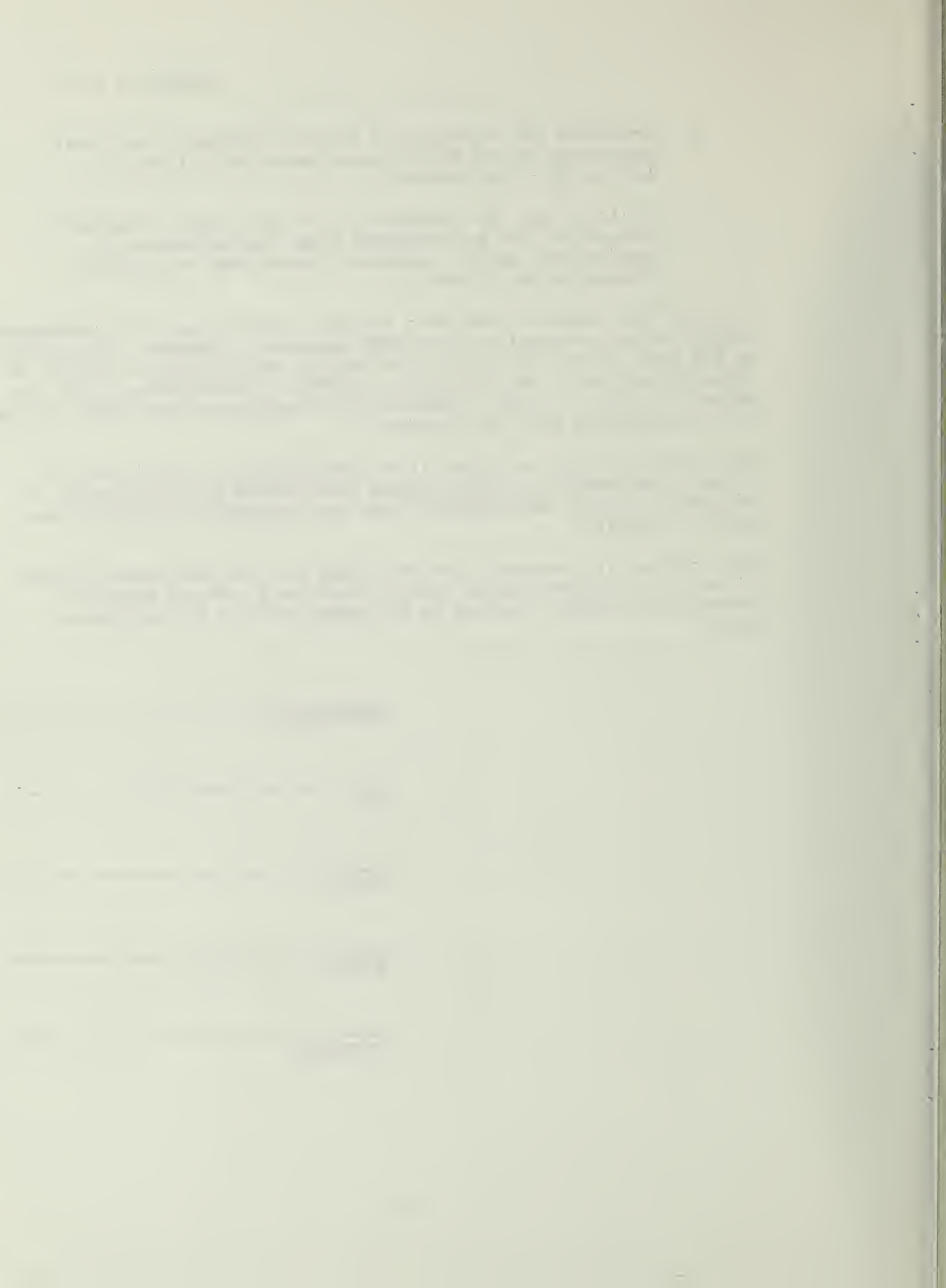
Redeveloper

By

Title

Address

Telephone



LAND USE PROVISIONS AND DEVELOPMENT STANDARDS

To achieve the purposes of the Plan, the Agency shall review and approve the specific plans, including landscaping plans and sign plans, for all development.

Proposed designs will be evaluated as to the manner in which they achieve the objectives of the Plan and a distinguished architectural expression and shall conform to the Standards for Development as stated in the Redevelopment Plan.

1. Type, Size, Height, Number and Use of Buildings

Application of land use and other development regulations contained herein, pertinent State and local codes and ordinances, and the number and size of land parcels will determine the type, size, height, number and use of buildings in the area.

2. Light, Air and Privacy

Space shall be maintained between separate buildings to provide adequate light, air and privacy.

3. Open Space

Buildings shall be grouped to provide protected open space for recreational purposes and to provide safe and convenient pedestrian routes. In addition, each dwelling unit shall be provided with level and usable open space. Such open space, which may include balconies, must be at least six feet wide and inaccessible to vehicles. Application of the development standards will result in not less than 30 percent open space.

Those portions of building sites not containing structures shall be landscaped so as to complement the buildings and the entire site development. Paved areas shall be treated as integral elements in a comprehensive landscape design and shall be developed with individuality and quality of construction.

The Agency shall encourage the cooperation of developers in the construction and maintenance of a comprehensive and integrated system of inviting and well-lighted greenways to provide direct pedestrian movement to and from schools, parks, playgrounds, commercial centers, and other frequently visited facilities and places. These pedestrian routes, both on and away from public streets, should be marked with distinctive landscaping, including clusters of what will become tall trees at key junction points.

CONTENTS
ORIGINAL ARTICLES
The Effect of the War on the Medical Profession
The Medical Profession and the War
The Medical Profession and the War
The Medical Profession and the War

DEPARTMENTS
The Medical Profession and the War
The Medical Profession and the War
The Medical Profession and the War
The Medical Profession and the War

THE JOURNAL OF THE AMERICAN MEDICAL ASSOCIATION
PUBLISHED WEEKLY
CHICAGO, ILL., MAY 1, 1919
CONTENTS
ORIGINAL ARTICLES
The Effect of the War on the Medical Profession
The Medical Profession and the War
The Medical Profession and the War
The Medical Profession and the War

DEPARTMENTS
The Medical Profession and the War
The Medical Profession and the War
The Medical Profession and the War
The Medical Profession and the War

THE JOURNAL OF THE AMERICAN MEDICAL ASSOCIATION
PUBLISHED WEEKLY
CHICAGO, ILL., MAY 1, 1919
CONTENTS
ORIGINAL ARTICLES
The Effect of the War on the Medical Profession
The Medical Profession and the War
The Medical Profession and the War
The Medical Profession and the War

DEPARTMENTS
The Medical Profession and the War
The Medical Profession and the War
The Medical Profession and the War
The Medical Profession and the War

THE JOURNAL OF THE AMERICAN MEDICAL ASSOCIATION
PUBLISHED WEEKLY
CHICAGO, ILL., MAY 1, 1919
CONTENTS
ORIGINAL ARTICLES
The Effect of the War on the Medical Profession
The Medical Profession and the War
The Medical Profession and the War
The Medical Profession and the War

DEPARTMENTS
The Medical Profession and the War
The Medical Profession and the War
The Medical Profession and the War
The Medical Profession and the War

THE JOURNAL OF THE AMERICAN MEDICAL ASSOCIATION
PUBLISHED WEEKLY
CHICAGO, ILL., MAY 1, 1919
CONTENTS
ORIGINAL ARTICLES
The Effect of the War on the Medical Profession
The Medical Profession and the War
The Medical Profession and the War
The Medical Profession and the War

DEPARTMENTS
The Medical Profession and the War
The Medical Profession and the War
The Medical Profession and the War
The Medical Profession and the War

Groups of new buildings shall be so sited as to provide visually defined open spaces of a scale and type of development suitable to surrounding types and uses. All building site open spaces shall be landscaped in accordance with plans prepared by the redeveloper and approved by the Agency.

4. Height Limitations

Building heights shall be determined by density standards, open space, the economics of development, and the requirements of good design. The desirable urban design will involve in some instances a uniformity in building heights, and, in other instances, a variety in building heights.

5. Setbacks

No new building shall be located within:

- (1) 20 feet of the north right-of-way of Fulton Street as realigned;
- (2) 12 feet of both right-of-way lines of Turk Street as realigned.

No other setback limits are established herein. In the location of buildings, emphasis shall be placed on the enclosure of usable open space and the achievement of an attractive urban design.

6. Land Coverage

Land coverage shall be determined by the application of standards for density, setbacks, open space standards, off-street parking, and the requirements of good design. Groups of structures shall be so designed as to produce an esthetically pleasing total composition. Emphasis shall be placed on the enclosure of usable open spaces and on providing definition to the streets and public rights-of-way.

7. Off-Street Parking

Adequate parking spaces shall be provided in accordance with the Redevelopment Plan to serve the users of all new developments and facilities established in the area.

All parking spaces shall be readily accessible and shall be at least 9 feet by 19 feet exclusive of access drives, aisles, ramps, and columns and shall have a vertical clearance of at least $6\frac{1}{2}$ feet. Parking areas shall be paved and maintained so as to have an all-weather, impervious, dust-free surface with adequate drainage.

All parking facilities must conform to the standards and specifications in the official Redevelopment Plan.

THE UNIVERSITY OF CHICAGO
DIVISION OF THE PHYSICAL SCIENCES
DEPARTMENT OF CHEMISTRY

REPORT OF THE
COMMISSION ON THE
STRUCTURE OF THE
ATOMIC NUCLEUS

PRESENTED TO THE
ACADEMY OF NATURAL SCIENCES
OF THE UNITED STATES OF AMERICA
AT THE ANNUAL MEETING
HOLDING AT THE UNIVERSITY OF CHICAGO

BY THE
COMMISSION ON THE
STRUCTURE OF THE
ATOMIC NUCLEUS

CHICAGO, ILLINOIS
1950

THE UNIVERSITY OF CHICAGO
DIVISION OF THE PHYSICAL SCIENCES
DEPARTMENT OF CHEMISTRY

CHICAGO, ILLINOIS
1950

CHICAGO, ILLINOIS
1950

RESOLUTION NO. 103-67
(Adopted July 25, 1967)

ADOPTING PROPERTY OWNER AND OCCUPANT PREFERENCE
POLICY FOR REESTABLISHMENT IN THE WESTERN ADDITION
REDEVELOPMENT PROJECT AREA A-2

RESOLVED, that it is the policy of the San Francisco Redevelopment Agency to extend to owners and occupants of properties in the Western Addition Area A-2, a reasonable preference to reestablish in the area, in accordance with the attached statement; and, be it further

RESOLVED, that Rules Governing Business Preferences adopted by Resolution No. 136-63, dated October 22, 1963, are incorporated herein and extended hereby; and, be it further

RESOLVED, that the Executive Director be and is hereby directed to implement this policy.

Approved as to form:

A handwritten signature in dark ink, appearing to read "Henry F. Davis", written over a horizontal line.

Henry F. Davis
Agency General Counsel

STATEMENT OF POLICY CONCERNING
PROPERTY OWNER AND OCCUPANCY PREFERENCE
FOR REESTABLISHMENT IN THE WESTERN ADDITION
REDEVELOPMENT PROJECT AREA A-2

The San Francisco Redevelopment Agency recognizes the equity of renewing the Western Addition Project Area A-2 in such a way as to encourage residents, property owners, and businessmen in the area prior to July 25, 1967 who are interested in reestablishing themselves or, where feasible, in expanding their interests in the redeveloped area.

Nonprofit entities which in the judgment of the Agency are representative of such residents or owners shall be afforded similar status and are hereafter included in the term "owner or occupant" as used in this statement.

The Redevelopment Agency agrees that every A-2 owner or occupant will be afforded preferential consideration in the purchase of project land for the purpose of private development, or the rental of improved space within the new and rehabilitated structures on such land.

The preferential consideration described herein shall be subject to such elements as:

1. Resolution of conflicting preferential interests of A-2 owners or occupants;
2. Economic parcelization;
3. Financial feasibility and reasonable timing of building and tenancy;
4. Property owners' basic right to select their own tenants, subject to presale commitments to the Agency, the Housing Authority, or the Federal Housing Administration.
5. Avoidance of exploitation by buyers who associate themselves with former A-2 owners and occupants for the apparent purpose of creating a technical priority;
6. Demands for large properties from A-2 owners or occupants who formerly held minor holdings or conducted minor operations.

Such factors must be balanced with the requirements of the Plan and those opportunities for development which will maximize the possibilities for new housing for A-2 residents at low and moderate rentals, provide convenient commercial developments and such community facilities as are required for the entire Project Area.

San Francisco Redevelopment Agency
July 24, 1967

PROCEDURES FOR PROPERTY OWNER AND OCCUPANT
PREFERENCE FOR REESTABLISHMENT IN THE WESTERN
ADDITION REDEVELOPMENT PROJECT AREA A-2

I. ELIGIBILITY FOR PREFERENCE CONSIDERATION

Pursuant to Agency Resolution No. 103-67, every owner or occupant of real property in the Western Addition Redevelopment Project Area A-2 between October 14, 1964 and July 25, 1967 will be eligible for a preference for reestablishment in the Project Area. Eligibility may be established at any time.

Owners or occupants who are not obliged to move and are continuing to occupy structures which remain in the area do not have priority over owners or occupants obliged to move as a direct result of the operation of the program.

II. CERTIFICATE OF REESTABLISHMENT PREFERENCE

Every eligible owner or occupant who makes request of the Agency will be issued a certificate indicating that such person was a property owner or occupant of Area A-2 prior to the date of the adoption of Agency Resolution No. 103-67 and is therefore entitled to preferential consideration in the sale of A-2 property or the lease or occupancy of new or rehabilitated structures in the A-2 area. Certificates are non-assignable and non-transferable.

Mailing Lists

The Agency will maintain lists of certificate holders based on categories in which an interest has been expressed and will notify such certificate holders of the availability of apartments and commercial space for rent or lease, or in the case of cooperative housing for sale, and of cleared and rehabilitated properties for sale.

Disposition agreements will require developers to give preferential consideration to certificate holders who otherwise meet the requirements for occupancy of the development. Where lessors are not under disposition agreements, the Agency will actively encourage preferential consideration for certificate holders.

Term of Certificate

A certificate is valid for one year from date of issuance.

In order to be valid a certificate must be renewed at the Western Addition A-2 site office in the 12th month of each year for additional one-year periods up to a maximum of five years including the first year.

A certificate may be used only once for one reestablishment.

III. PURCHASE OF PROPERTY

A. Exclusive Preferential Offerings

1. In the marketing of properties for development or rehabilitation, certain parcels shall first be offered exclusively to persons, businesses, or institutions who demonstrate their eligibility to

THE HISTORY OF THE CITY OF BOSTON

FROM THE FIRST SETTLEMENT TO THE PRESENT TIME

BY
JOSEPH NEALE, ESQ.
OF THE BARR, AT THE MIDDLE TEMPLE, IN GREAT BRITAIN

LONDON: PRINTED BY J. JOHNSON, ST. PAULS CHURCH-YARD, 1773.

IN TWO VOLUMES.
THE FIRST VOLUME CONTAINS
THE HISTORY OF THE CITY OF BOSTON
FROM THE FIRST SETTLEMENT TO THE PRESENT TIME

THE SECOND VOLUME CONTAINS
THE HISTORY OF THE CITY OF BOSTON
FROM THE FIRST SETTLEMENT TO THE PRESENT TIME

THE THIRD VOLUME CONTAINS
THE HISTORY OF THE CITY OF BOSTON
FROM THE FIRST SETTLEMENT TO THE PRESENT TIME

THE FOURTH VOLUME CONTAINS
THE HISTORY OF THE CITY OF BOSTON
FROM THE FIRST SETTLEMENT TO THE PRESENT TIME

THE FIFTH VOLUME CONTAINS
THE HISTORY OF THE CITY OF BOSTON
FROM THE FIRST SETTLEMENT TO THE PRESENT TIME

THE SIXTH VOLUME CONTAINS
THE HISTORY OF THE CITY OF BOSTON
FROM THE FIRST SETTLEMENT TO THE PRESENT TIME

exercise a preference. These preferential offerings shall be limited to residential parcels of 9,000 square feet or less, commercial parcels of 11,000 square feet or less, and institutional parcels of 11,000 square feet or less.

2. When a disposition parcel or group of parcels in this category is ready for marketing, the Agency, in order to insure adequate notice to all those who may be eligible to exercise a valid preference, will advertise the offering in accordance with law, restricting the offer for a specified period of time exclusively to valid preference holders.
3. Notices of offerings will:
 - (a) Identify the property;
 - (b) State the minimum acceptable development;
 - (c) State the method of sale;
 - (d) Require ultimate use of the services of a licensed architect;
 - (e) State generally the maximum acceptable time for start and completion of development;
 - (f) Require evidence of financial ability and responsibility;
 - (g) Require proof of eligibility for preferential consideration if not already submitted.
(See I. Eligibility for Preference Consideration)
4. Evaluation of the proposals submitted will be made exclusively by the Agency on the following criteria:
 - (a) Compliance with the terms of the offering;
 - (b) Where two or more proposals by preference holders meet the terms of the offering, selection will be made by drawing lots, with reasonable advance notice to all interested parties.

B. Non-Exclusive Preferential Offerings

1. Residential re-use parcels of over 9,000 square feet, commercial re-use parcels of over 11,000 square feet, institutional re-use parcels of over 11,000 square feet, and unawarded exclusive preference parcels shall be made available to the general public.
2. Proposals submitted will be evaluated exclusively by the Agency on conformity of the proposed development with that stated in the offering.
3. When all other Agency-evaluated criteria are approximately equal, holders of valid preferences shall be granted priority consideration. As between preference holders, where all other factors are approximately equal, selection will be made by drawing lots, with reasonable advance notice to all interested parties.

SF
R35
#33

DOCUMENTS

MAR 28 1968

SAN FRANCISCO
PUBLIC LIBRARY

Area 2 General Rehabilitation Specifications



San Francisco
Redevelopment Agency
December, 1967

SPECIFICATIONS

FOR THE GENERAL REHABILITATION OF PROPERTY

IN WESTERN ADDITION AREA A-2

prepared by

SAN FRANCISCO REDEVELOPMENT AGENCY

December, 1967



INDEX

<u>Section</u>	<u>Title</u>	<u>Page</u>
	General Conditions to Specifications	1,2
1	Demolition, Clearing and Grubbing	3
2	Earthwork	3
3	Concrete	3,4
4	Masonry	4,5
5	Dampproofing and Waterproofing	6
6	Miscellaneous Metalwork and Structural Steel	6
7	Sheet Metal Work	6,7
8	Carpentry and Stairs	7,8,9
9	Roofing	9
10	Windows and Glazing	9
11	Interior and Exterior Finishes	10,11
12	Millwork	11,12
13	Flooring	12,13
14	Ceramic Tile	14
15	Acoustical Work	14
16	Finish Hardware	14,15
17	Painting	15,16
18	Plumbing	16
19	Heating and Ventilation	16,17
20	Electrical	17
21	Pest Control	17
22	Exterior Paving and Site Improvement	17,18

GENERAL CONDITIONS TO SPECIFICATIONS

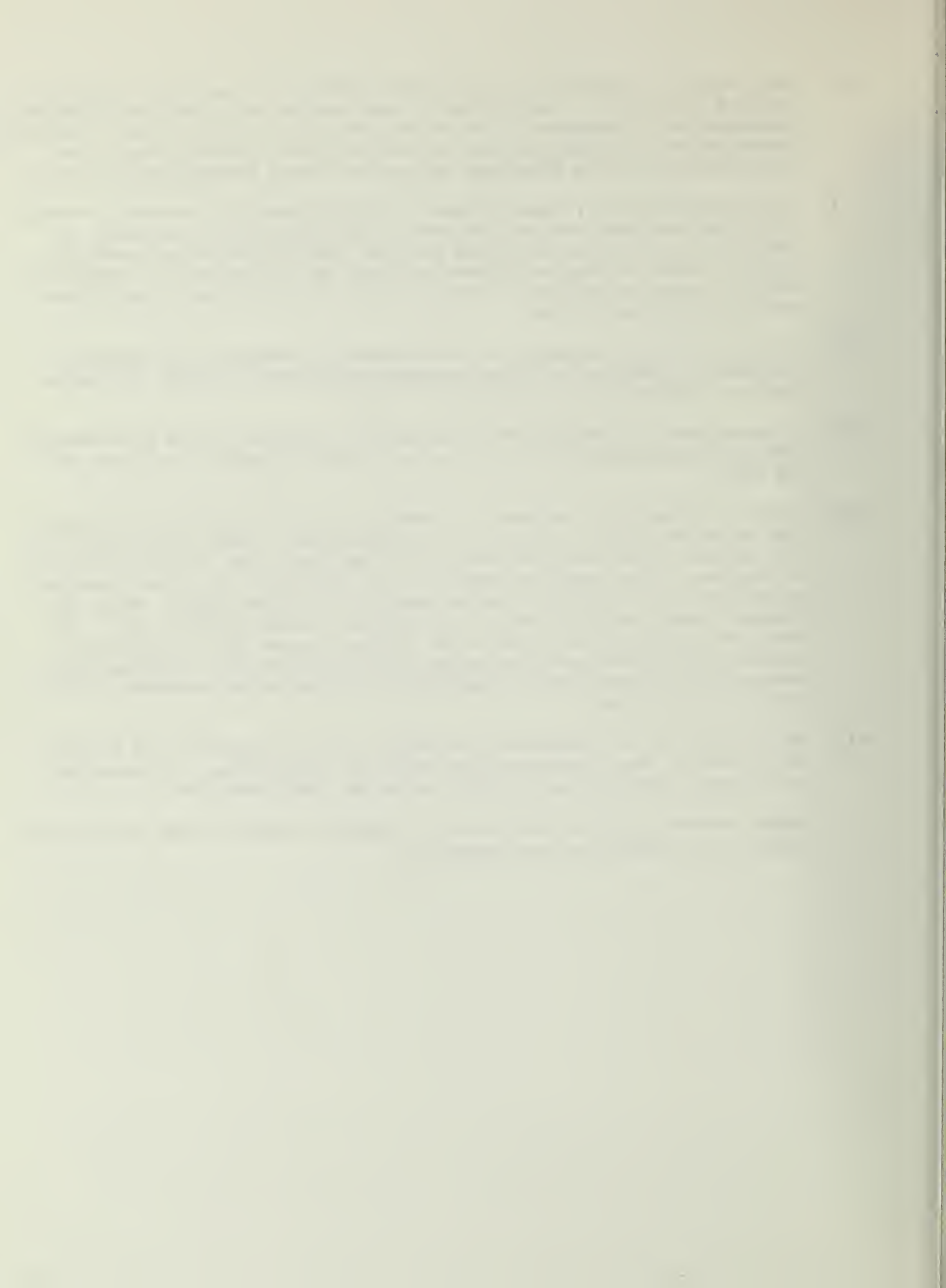
- I. The Contractor shall warrant all material and/or work to be performed in the Work Write Up against defects of material and/or workmanship for a period of one year after date of acceptance. He shall, at his own expense and immediately upon notification by the owner, or the San Francisco Redevelopment Agency as the owner's agent, remedy by repair or replacement any and all defective material, equipment and/or workmanship. This warranty shall extend to the owner, the owner's heirs or assigns in title, should title to the property be transferred during the warranty period.
- II. The Work Write Up shall take precedence over the Specifications and when in conflict, the material, equipment or workmanship called for in the Work Write Up shall be required.
- III. Contractor shall inspect the property and shall familiarize himself with the requirements of the Work Write Up, Specifications and Plans. He shall examine plans and specifications and satisfy himself as to their sufficiency, and shall not at any time after the submission of the bid, dispute or complain of such plans or specifications nor assert that there is any misunderstanding in regard to location, extent, nature or amount of work to be performed.
- IV. The drawings are diagrammatic only, illustrating the general intention of the owner; they do not show all the work required, exact dimensions or construction details.
- V. All work performed by the successful bidder or his subcontractors is to be performed under competent supervision and is subject to inspection by a representative of the San Francisco Redevelopment Agency and/or the Federal Housing Administration at any time.

All work shall be performed by mechanics skilled in their respective trades, and in accordance with the standards of the several trades known as "workmanlike manner".
- VI. Only such materials as are accepted by the San Francisco Redevelopment Agency, the San Francisco Building Department and/or the Federal Housing Administration will be allowed on the job premises. All materials shall be delivered to the job site in unopened containers bearing the manufacturer's label indicating first quality lines. No adulteration will be permitted.
- VII. Where "repair of existing work" is called for by the Work Write Up, the item is to be placed in "equal to new condition" either by **patching** or replacement. All damaged, loose or rotted parts shall be removed and replaced and the finished work shall match adjacent work in design, dimension and finish.
- VIII. All work to be done shall be subject to the regulations of all applicable codes and ordinances, as they may be interpreted by the Bureau of Building Inspection of the City of San Francisco, at the time a permit application is applied for, and the manual entitled "Standards and Procedures for the Rehabilitation of Existing Buildings in Western Addition Area A-2".



- IX. The Contractor shall pay for all building permits or conveniences required to complete the contract, and evidence of such permits etc., shall be posted and maintained in a conspicuous place on the premises at all times until completion, inspection and acceptance by the San Francisco Redevelopment Agency, the San Francisco Building Department and/or the Federal Housing Administration.
- X. The Contractor shall furnish evidence of Public Liability insurance coverage protecting the owner for not less than \$100,000/\$300,000 in the event of bodily injury including death, and not less than \$25,000 in the event of property damage arising out of work performed by the Contractor. Contractor shall also furnish evidence of coverage under the provisions of California Workmen's Compensation Law.
- XI. In connection with contracts and subcontracts, Contractor shall abide by regulations pertaining to Equal Employment Opportunity pursuant to Federal Register 28F.R.9812, dated September 7, 1963.
- XII. Unless agreed in writing prior to letting of a contract, it is to be assumed that the premises being bid upon may be occupied throughout the course of the work.
- XIII. Prior to letting of a contract, a schedule of progress payments, not exceeding the value of work in place or in the aggregate eighty percent (80%) of the contract amount, shall be submitted to the owner, care of the Agency, for his approval. The remaining twenty percent (20%) shall be withheld pending release of all liens and/or upon expiration of all lien rights. Where the contract amount is \$1,000 or less, no progress payments will be made. In such case eighty percent (80%) of the contract amount shall be paid upon satisfactory completion and acceptance of all work and the remaining twenty percent (20%) balance shall be paid forty (40) days after recordation of a Notice of Completion.
- XIV. Debris shall not be permitted to accumulate, and the premises must be kept satisfactorily clean throughout the course of construction. At completion of all work, premises shall be left in "broom clean" condition.

Unless otherwise agreed, materials and equipment removed as part of the work shall be the property of the Contractor.



I. DEMOLITION, CLEARING AND GRUBBING

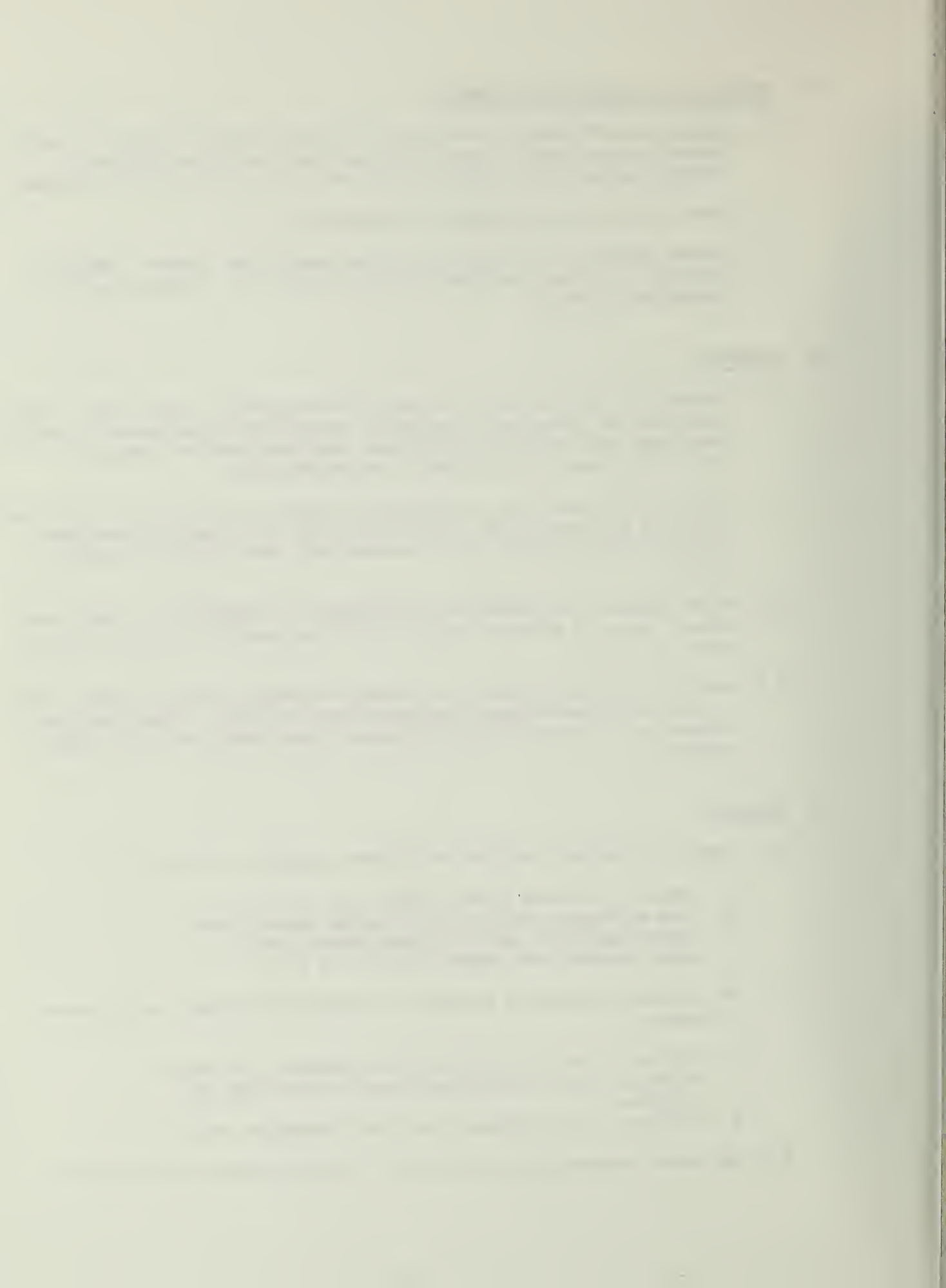
- 1.1 Demolition of items to be removed or replaced shall be done in a safe, orderly manner without damage to other portions of the property or adjacent properties. Any resulting damage or loss shall be corrected.
- 1.2 Debris shall not be allowed to accumulate.
- 1.3 Remove trees and plant materials from areas to be cleared. Maintain protection of trees and plant materials which are to remain until completion of work.

2. EARTHWORK

- 2.1 Deposit fill and backfill in layers not exceeding 6 inches under slabs, pavements and other surfacing and 12 inches under other areas. Compact each layer with mechanical equipment, and when required, compact in strict accordance with engineer's recommendations.
- 2.2 Placing of footings and foundations on earth fill will not be permitted except as provided in Sec. 4505 of the B.C. Fill excess cuts under footings and foundations with concrete and under slabs with tamped gravel.
- 2.3 Water shall not be permitted to accumulate in excavated or crawl space areas. Drain by positive method to a storm sewer or natural drainage area.
- 2.4 Backfill shall be brought to a suitable elevation above finished grade to provide for anticipated settlement and shrinkage. There shall be a minimum of 12 inches clearance between finish grade and wood framing materials.

3. CONCRETE

- 3.1 Concrete materials shall be as follows: (see Sec. 2505 B.C.)
 - A. Cement: Portland Cement, Type I, IA, II, IIA
 - B. Fine aggregate shall be clean washed natural sand
 - C. Coarse aggregate shall be clean washed gravel or sound crushed rock graded for 1/2" to 1"
- 3.2 The minimum compressive strength of concrete at 28 days shall govern its usage.
 - A. 2000 psi: All flat work such as sidewalks, driveways, supported stairs and slabs, slabs on grade and rat-proofing
 - B. 2500 psi: All footings, piers and foundation walls
- 3.3 The water content shall not exceed 7 1/2 gallons per bag of cement.



- 3.4 Interior floor slabs on grade shall be nominal 4 inches or more with a steel trowel finish. Base course shall be compact, level and covered with an unruptured, waterproof membrane.
- 3.5 Ratproofing shall be a minimum of 1 1/2 inch thick.
- 3.6 Exterior concrete slabs shall be nominal 4 inches or more with a float and broom or exposed aggregate finish. Exterior concrete flat work and garage floors shall be pitched for drainage.
- 3.7 Exterior slabs shall be scored and contain expansion joints to prevent cracking during expansion and contraction.

4. MASONRY - Comply with ASTM specifications

4.1 MATERIALS

Mortar shall consist of the following minimum proportions by volume:
refer to Sec. 2603A of B.C.

A. For foundations, chimneys and load bearing masonry.

<u>TYPE S</u>	1 Portland Cement
	1/2 Hydrate Lime
	2 1/2 Dry Sand

B. For other masonry

<u>TYPE N</u>	1 Portland Cement
	1 Hydrate Lime
	2 1/2 Dry Sand

Sand shall be clean and well graded.

4.2 JOINTS

- A. Maximum average thickness of mortar joints, 1/2 inch. No joints shall be more than 3/4 inch nor less than 1/4 inch in thickness.
- B. All exterior joints in walls enclosing basements or habitable spaces shall be tooled unless parged or struck.
- C. Solid masonry shall be laid in full bed and head joints.
- D. Hollow masonry shall be laid with mortar applied to bed and head joints of face shells except that first course shall be laid in full mortar bed.

4.3 CONSTRUCTION

- A. Walls supporting wood frame construction shall extend at least 12 inches above finish grade.
- B. Wood frame floor and wall construction shall be securely anchored to exterior foundation wall as follows:

THE UNIVERSITY OF CHICAGO
DIVISION OF THE PHYSICAL SCIENCES
DEPARTMENT OF CHEMISTRY

REPORT OF THE
COMMISSIONER OF THE
BUREAU OF CHEMISTRY
FOR THE YEAR 1900

CHICAGO, ILL., 1901

PRINTED BY THE
UNIVERSITY OF CHICAGO PRESS

CHICAGO, ILL., 1901

CHICAGO, ILL., 1901

CHICAGO, ILL., 1901

CHICAGO, ILL., 1901

CHICAGO, ILL., 1901

CHICAGO, ILL., 1901

CHICAGO, ILL., 1901

1/2 inch bolts with 2 inch washer imbedded not less than 15 inches in masonry, fully grouted, or 7 inches in concrete walls

Maximum spacing shall not exceed 4 feet o.c. with not less than two bolts in each sill piece. End bolts shall not be more than 12 inches from end of piece.

- C. Piers supporting wood frame construction shall extend at least 12 inches above finish grade.
- D. Exterior piers, if hollow masonry, shall have cells filled with concrete or grout. Height above grade shall not exceed three times the least dimension, unless reinforced. Design and construction of all piers shall comply with the requirements of the S.F.B.C.
- E. All masonry and masonry veneer shall be supported on masonry, concrete or fire protected steel.
- F. Masonry materials shall match adjacent work, unless to be painted or covered, and samples shall be approved by the owner or his agent before starting the work.

4.4 CHIMNEYS, VENTS AND FIREPLACES -- Comply with Sec. 3710 B.C.

- A. Masonry units, fire clay flue lining, and mortar shall be appropriate for chimney construction. Mortar for flue lining shall be fire clay mortar.
- B. Chimney and fireplaces shall be supported on concrete, masonry or 1/4" steel plate on 1/4" asbestos over wood joists.
- C. Every chimney shall have solid masonry or reinforced concrete walls at least 8 inches thick in addition to the lining of fire clay flue lining or firebrick. Chimneys not exceeding 30 feet in height and serving low and medium heat appliances may have a fire clay flue lining surrounded by 4 inches of brick.
- D. When more than one flue is contained in the same chimney, masonry separation of at least 4 inches thick, bonded into the masonry wall of the chimney, shall be provided so that not more than one pair of flues shall be installed without a masonry separation. Flue size - see Table 37A of B.C.
- E. New chimneys in wood frame buildings shall be anchored laterally at the ceiling line and at each floor line.
- F. Combustible material shall not be placed within 2 inches of chimneys or fireplaces when built entirely outside the structure. Air space shall be firestopped at each floor level.
- G. Gas vents and vent connectors must be in accordance with applicable standards and codes.

5. DAMPPOOFING AND WATERPROOFING

- 5.1 Surfaces shall be properly cleaned and prepared before applying waterproofing and dampproofing treatment.
- 5.2 Basements and habitable spaces below grade shall be designed and constructed so as to be adequately protected at all points against moisture penetration.
- 5.3 Exterior foundation walls of masonry or double-formed concrete enclosing basements or habitable spaces below grade shall be dampproofed.
- 5.4 Concrete slab-on-ground in habitable spaces shall be constructed to prevent damage by moisture or vapor to flooring materials or embedded duct work.
- 5.5 Wood, cork, linoleum or vinyl, when installed on below grade slabs, shall be installed in accordance with specific recommendations of manufacturer.
- 5.6 Vapor barriers when used under slabs having duct work or piping shall be installed with at least 6 inch laps. Membrane laps shall be sealed when used as barrier in below grade slabs of habitable spaces.

6. MISCELLANEOUS METAL AND STRUCTURAL STEEL

- 6.1 Design and fabrication of structural steel shall be in accordance with A.I.S.C. specifications.
- 6.2 Structural steel shall be at least Type A-7 or A-36.
- 6.3 Bearing on walls for lintels, beams and girders shall be that required to distribute load, but not less than 4 inches.
- 6.4 Bearing plates, 1/4 inch minimum thickness, shall be installed where beams or girders rest on masonry and shall be bedded in at least 1/4 inch mortar.
- 6.5 Columns supporting wood beams or girders shall have suitable column cap installed. Column cap shall be anchored to beam. Column base shall be securely anchored with full bearing on concrete or masonry.

7. SHEET METAL WORK

7.1 GUTTERS AND DOWNSPOUTS

- A. Metal gutters and downspouts shall be at least 26 ga. galvanized sheet metal, .027 inch aluminum or .025 inch copper.

- B. Wood gutters shall be clear dry grade or equivalent.
- C. Gutters shall be pitched to downspout with supports at 4 feet o.c. minimum.
- D. Joints at corners and splices of metal gutters shall have suitable watertight slip joints.
- E. Install strainers at head of downspouts.
- F. Interior downspouts shall be cast iron or copper pipe.
- G. Fasten downspouts at top and bottom and at each 6 feet of length.
- H. Connect all downspouts directly to a sanitary sewer.

7.2 FLASHING

- A. Exposed or applied flashing shall be 26 ga. galvanized sheet metal or .020 inch copper.
- B. All exposed galvanized sheet metal shall be painted.
- C. Heads and sills of new openings shall be suitably flashed and caulked.
- D. Caulk between wood and masonry around all openings. Caulk all inter-sections of masonry with other materials. Prime all wood prior to caulking.
- E. Flashing on chimney shall extend at least 4 inches up on wall and under roofing at least 12 inches.
- F. Pipes projecting through roof shall be counter-flashed or have joints sealed with mastic.

8. CARPENTRY AND STAIRS

8.1 FRAMING

- A. All framing lumber shall be construction grade or better.
- B. No wood supporting posts shall be in contact with paving or within 12 inches of finish grade.
- C. Minimum thickness of sill plates shall be 2 inches. Minimum bearing for ends of joists on wood framing shall be 1 5/8 inch.
- D. Minimum bearing for joists framing into masonry shall be 3 inches.
- E. Minimum size of studs in bearing partitions shall be 2"x 4".
- F. Minimum size of studs in non-bearing partitions shall be 2"x 3".

- G. All walls shall be fireblocked at a minimum space of 8'0".
- H. Studs shall be continuous without splicing and shall be sufficiently anchored to sill and top plates.
- I. Top plates shall be double 2 x 4's. Plates shall be lapped at corners and lapped or anchored to principal intersecting partitions. Splices in lower member of top plate shall occur over studs, and in upper member at least 4 feet away from splices in lower member.
- J. Bearing partitions are to be constructed according to S.F.B.C. and double joisted under partitions.
- K. Non-bearing partitions are to be constructed according to S.F.B.C., double joisted under partitions or solid blocked at 16 inches o.c.
- L. Plates and studs that are cut more than one-half their width shall be reinforced with 1/8 inch thick steel straps.

8.2 ROOF FRAMING

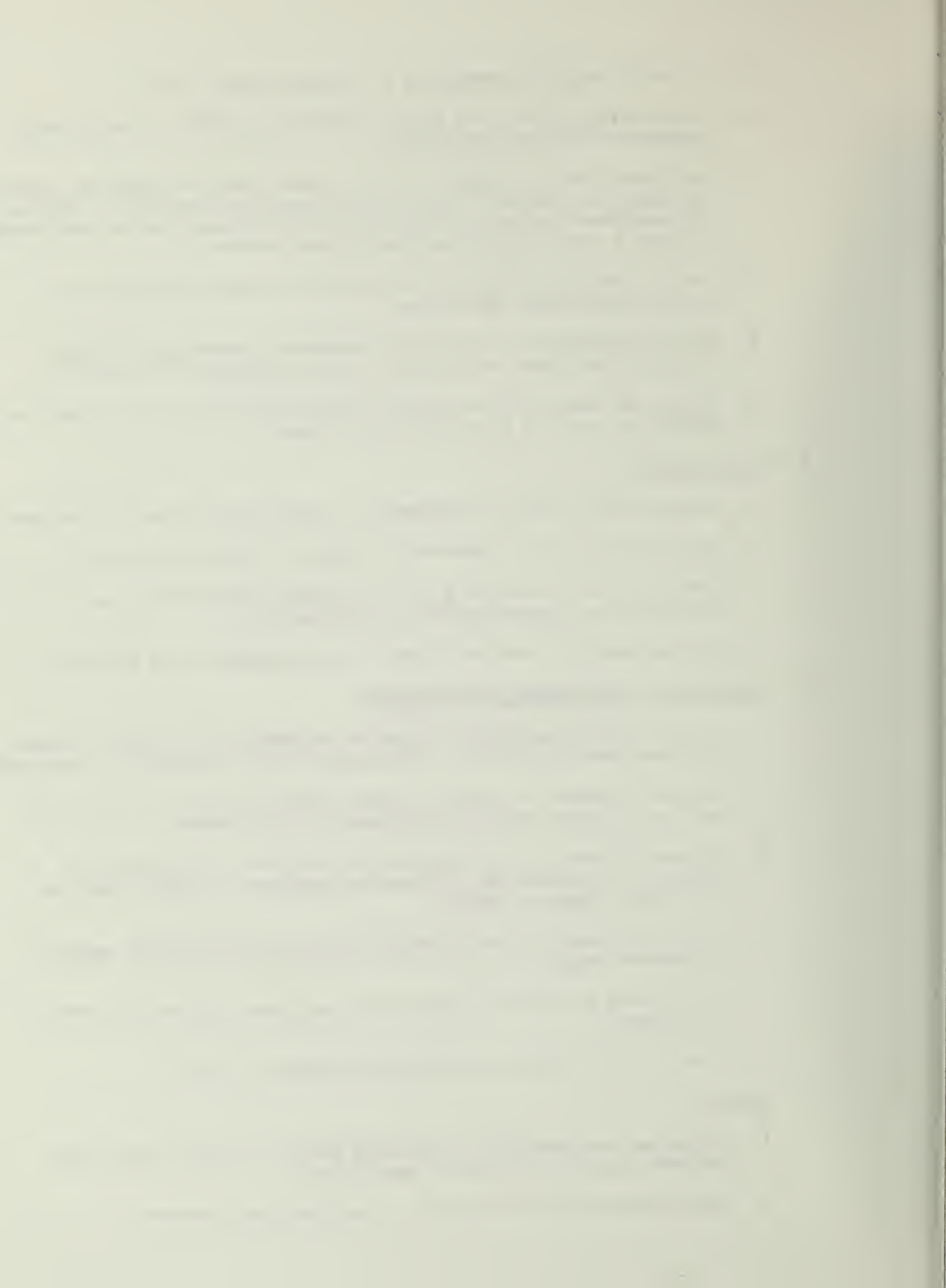
- A. Trussed rafters shall be designed by a qualified architect or engineer.
- B. Roof rafters shall be supported at ridge by a beam or partition.
- C. Plank roof decks shall be T & G or splined; minimum thickness 1 5/8 inch net; maximum width 5 1/2 inches net.
- D. Maximum span for plank decks shall be in accordance with S.F.B.C.

8.3 SUBFLOORING, UNDERLAYMENT AND SHEATHING

- A. Plywood subflooring shall be plyscord or grade C-C or better; minimum thickness shall be 1/2 inch. All edges shall be continuously supported.
- B. Minimum thickness for subfloor boards supporting wood strip flooring shall be 3/4 inch; maximum width shall be 5 1/2 inches.
- C. Minimum thickness of underlayment for resilient flooring shall be 1/4 inch for plywood and 3/16 inch for hardboard. Plywood shall be underlayment grade or better.
- D. Provide at least 1/2 inch clearance between subflooring and masonry or concrete walls.
- E. Plywood used as base for ceramic tile shall have minimum thickness of 3/4 inch.
- F. Exterior plywood shall be used where exposed to weather.

8.4 STAIRS

- A. Design and construction for stairways and exits shall conform with the provisions of the S.F.B.C. and S.F.H.C.
- B. Wood steps shall be of hardwood or vertical grain softwood.



- C. Finished lumber shall be kiln dried, free from tool marks and defects and shall be of a species suitable for its intended use.
- D. Interior stairs shall have a minimum continuous head room of 7 feet measured vertically from the nosing, except in one and two family buildings where a head room of 6'8" is allowable. No stairway shall be less than 2'6" wide and main stairways, except in one and two family dwellings, must be 3'0" wide, except newly constructed stairways shall be 44 inches wide. Every stairway must have a handrail and any stairway 44 inches or wider must have two handrails.
- E. Stringers shall have solid bearing top and bottom. Top of stringer shall have not less than 4 inches end bearing or be adequately anchored to header. Exterior stair shall bear on a bottom step constructed of concrete and bearing on 2 inch redwood sleepers.
- F. When distance between stringers exceeds 2'6" a center stringer shall be installed, except that 1 5/8 inch treads may span 3 feet between stringers.

9. ROOFING

- 9.1 Roofing installation shall be in accordance with recommendations of manufacturer.
- 9.2 All roofing to be applied in accordance with the S.F.B.C., Art. 34.

10. WINDOWS AND GLAZING

- 10.1 Glass shall be at least B grade; thickness shall be as recommended by manufacturer for the specific use.
- 10.2 Installation of windows shall comply with the recommendations of the manufacturer. Hardware shall be installed and suitable means of locking shall be provided.
- 10.3 Glass set in wood shall be secured in place with sprigs or glazing points, back and face puttied. In doors, bed in putty and secure with stops.
- 10.4 Glass set in metal with glazing clips shall be back puttied or set in neoprene glazing bed with putty appropriate for purpose.
- 10.5 At completion of work, leave glass whole, clean, free from cracks and rattles. Obscure glass shall be cleaned within 24 hours after setting.
- 10.6 Wire screens, when provided, shall be sixe 16 x 16, or 18 x 14 per inch mesh, and rustproof.
- 10.7 All skylight frames to be of metal and to be constructed and installed according to the S.F.B.C., Art. 34.

11. INTERIOR AND EXTERIOR FINISHES

- 11.1 Minimum thickness, maximum support spacing application and nailing for wall finish materials shall be in accordance with recommendations of manufacturer and the S.F.B.C. for the type of occupancy involved.
- 11.2 Walls and ceilings shall be finished level and corners shall be plumb and straight.
- 11.3 Wall finish in showers, around bathtubs with showers, or in other locations susceptible to moisture shall be waterproof material. Corner joints at bathtub, top edge of wainscot and at intersection with other materials shall be caulked and suitably protected.

11.4 PLASTER

- A. Plaster materials shall be standard commercial brands. Mix and application shall be in accordance with trade specifications and S.F.B.C., Art. 32.
- B. Minimum thickness of plaster over metal lath, wire fabric, masonry or concrete shall be 5/8 inch; over gypsum lath, fiberboard lath or wood lath, 1/2 inch.
- C. Apply plaster in three-coat work or in two-coat work if base is gypsum lath or masonry.
- D. Install suitable plaster grounds of required plaster thickness at openings and at intersection of walls and floor.
- E. Internal angles shall be reinforced with expanded metal lath or cornerite having not less than 2 inch legs, or of woven or welded-wire-fabric of equivalent strength. External angles shall be protected with corner bead.
- F. For gypsum or fiber lath, reinforce corners of all openings with strips of metal lath (approximately 6"x 8"); install at 45 degrees.
- G. Perforated lath supported by clips shall not be used for ceiling installations.
- H. Gypsum lath shall not be used as a base for Portland cement plaster.
- I. All cracks in existing plaster to be patched are to be routed out clean, patched and sanded level and consistent with the surrounding wall or ceiling surface.

11.5 DRYWALL

- A. All plywood paneling shall be 1/4 inch in thickness and shall be applied over gypsum drywall of at least 1/2 inch in thickness.
- B. Provide solid backing for all edges of panel wallfinish materials.
- C. Gypsum wallboard shall be installed according to Sec. 2713k of the S.F.B.C. and manufacturer's recommendations.

THE JOURNAL OF THE
ROYAL ANTHROPOLOGICAL INSTITUTE
VOLUME 100, PART 1, 2000

THE JOURNAL OF THE
ROYAL ANTHROPOLOGICAL INSTITUTE
VOLUME 100, PART 1, 2000

THE JOURNAL OF THE
ROYAL ANTHROPOLOGICAL INSTITUTE
VOLUME 100, PART 1, 2000

THE JOURNAL OF THE
ROYAL ANTHROPOLOGICAL INSTITUTE
VOLUME 100, PART 1, 2000

THE JOURNAL OF THE
ROYAL ANTHROPOLOGICAL INSTITUTE
VOLUME 100, PART 1, 2000

THE JOURNAL OF THE
ROYAL ANTHROPOLOGICAL INSTITUTE
VOLUME 100, PART 1, 2000

THE JOURNAL OF THE
ROYAL ANTHROPOLOGICAL INSTITUTE
VOLUME 100, PART 1, 2000

THE JOURNAL OF THE
ROYAL ANTHROPOLOGICAL INSTITUTE
VOLUME 100, PART 1, 2000

THE JOURNAL OF THE
ROYAL ANTHROPOLOGICAL INSTITUTE
VOLUME 100, PART 1, 2000

THE JOURNAL OF THE
ROYAL ANTHROPOLOGICAL INSTITUTE
VOLUME 100, PART 1, 2000

THE JOURNAL OF THE
ROYAL ANTHROPOLOGICAL INSTITUTE
VOLUME 100, PART 1, 2000

THE JOURNAL OF THE
ROYAL ANTHROPOLOGICAL INSTITUTE
VOLUME 100, PART 1, 2000

THE JOURNAL OF THE
ROYAL ANTHROPOLOGICAL INSTITUTE
VOLUME 100, PART 1, 2000

THE JOURNAL OF THE
ROYAL ANTHROPOLOGICAL INSTITUTE
VOLUME 100, PART 1, 2000

THE JOURNAL OF THE
ROYAL ANTHROPOLOGICAL INSTITUTE
VOLUME 100, PART 1, 2000

THE JOURNAL OF THE
ROYAL ANTHROPOLOGICAL INSTITUTE
VOLUME 100, PART 1, 2000

11.6 EXTERIOR FINISHES

- A. Building paper shall be installed under finish on all exterior walls.
- B. Starter strip of siding shall be separated from foundation by a layer of building paper or by a heavy bituminous coating.
- C. Butt joints of siding shall occur over studs; joints in adjacent pieces shall be staggered.
- D. Minimum thickness of plywood or hardboard for soffits and ceilings of exterior applications shall be 3/8 inch.
- E. Plywood siding shall be exterior type and shall bear the mark of a recognized association.
- F. Aluminum siding installation shall provide for the escape of water vapor by ventilating each space behind siding.
- G. Asbestos siding when applied to the sides or rear of buildings is to be applied according to the manufacturer's recommendations. The Redevelopment Project Standards do not accept the application of asbestos siding on the front exterior of buildings in the A-2 area.

11.7 STUCCO

- A. Stucco shall not be applied when the temperature is below 40 degrees Fahrenheit or when temperature is not expected to remain at 40 degrees or higher until initial set.
- B. Metal lath for stucco shall be galvanized. Rib lath and flat lath shall not be used as stucco reinforcement.
- C. Three-coat stucco application shall be used over wood frame construction. Two-coat application may be used over masonry surfaces.
- D. Minimum thickness of hand or machine applied stucco work shall be 7/8 inch.
- E. Stucco shall be clean and sound after all related work has been completed.
- F. Pointing around set work and trim and repairing of damaged sections shall be performed in an acceptable manner. Pointing and repairs shall match existing work in texture and color.

12. MILLWORK

12.1 DOORS

- A. Exterior wood doors shall be of solid core construction and shall not be less than 1 3/4 inches in thickness except that service and garage doors may be 1 3/8 inches.

- B. Exterior doors shall be made weatherproof and watertight, and a suitable watertight threshold shall be provided.
- C. Interior passage wood doors shall be not less than 1 3/8 inches in thickness.
- D. All interior doors shall be removable.

12.2 CABINETS AND COUNTERTOPS

- A. Construction and installation of wood cabinets shall be in accordance with W.I.C. (economy grade) and metal cabinets shall be in accordance with acceptable standards.
- B. Minimum gauge of steel for metal cabinets and grades of wood for wood cabinet work shall be suitable for its intended use.
- C. Cabinet shelves shall be not less than 25/32 inch thick glued up, or of 5 ply 3/4 inch plywood. Hinged doors shall be 5 ply 3/4 inch plywood with edges banded or sanded smooth or of acceptable 3/4 inch hollow core construction.
- D. Minimum depth of wall shelves shall be 11 inches. Minimum depth of base cabinets shall be 24 inches.
- E. Shelving shall be securely braced against warping and sagging. Provide intermediate supports for shelves over 4 feet long.
- F. Countertop finish shall be waterproof, corrosion resistant material.
- G. Countertop installations shall be suitable to its intended use.
- H. A 4 inch minimum backsplash shall be provided where countertops abut walls or built in cabinet work.
- I. All edges including sink and surface units shall have suitable protective edging installed.
- J. Cabinets shall be erected straight, level and plumb, and securely anchored in place. Scribe and closely fit cabinets to adjacent work and finishes. Provide necessary grounds and anchors for securing trim and cabinet work in place.

12.3 TRIM

- A. Finish lumber shall be dressed free of tool marks and objectionable defects. Grade shall be suitable to its intended use.
- B. New trim or moulding adjoining other work or replacing old work shall match old work in size and profile or otherwise be reasonably appropriate upon finished installation.

13. FLOORING

- 13.1 Floor framing and subfloor construction shall comply with Section 8 - Carpentry and Stairs.
- 13.2 Wall to wall carpet installed as finished floor shall be over suitable underlayment.

13.3 WOOD STRIP FLOORING

- A. Hardwood strip flooring shall have minimum thickness of 5/16 inch over suitable subfloor or 25/32 inch applied direct to joists or for softwood applications.
- B. Provide approximately 1/2 inch clearance at wall for expansion when strip flooring is installed over wood subfloor.
- C. Strip flooring installation over concrete slab-on-grade shall have concrete properly sealed and wood sleepers adequately attached to concrete.

13.4 WOOD BLOCK FLOORING

- A. Wood block flooring shall have minimum thickness of 5/16 inch with minimum top ply thickness of 1/8 inch.
- B. Block flooring installed over wood subfloor by nailing shall provide approximately 1/2 inch clearance at wall for expansion.
- C. Installation of block flooring by adhesive shall have acceptable adhesive appropriate to use. Application of adhesive and laying of flooring shall be in accordance with manufacturer's standard specifications.

13.5 RESILIENT FLOORING

- A. All floors that are to receive resilient flooring material are to have 1/4 inch plywood or 3/16 inch hardboard underlayment. This underlayment is to be applied over subflooring that has been filled and leveled and must be nailed with underlayment nails every 6 inches at bearing edges and every 12 inches at intermediate supports.
- B. Resilient flooring material shall be not less than 1/8 inch minimum thickness. Linoleum shall not be less than 3/16 inch thick with wearing surface not less than 3/32 inch thick. All bathroom floors must be waterproofed. When resilient flooring is used in bathrooms it must be a solid vinyl, waterproof-backed material coved to 4 inches as accepted in the S.F.B.C.
- C. Apply adhesive and lay flooring in accordance with manufacturer's standard specifications.
- D. For installation of resilient flooring on slab-on-grade, adequate precautions shall be taken to protect against moisture penetration.
- E. After floors have set sufficiently, clean with recommended neutral cleaner. Upon completion, leave floors and base clean, smooth and free from buckles, cracks and projecting edges.

14. CERAMIC TILE

- 14.1 Ceramic tile shall be high quality standard commercial brands and shall be required around any recessed tub with a shower to a height of 5 feet. All recessed tubs without showers shall have a minimum of two rows of tile around tub edge.
- 14.2 Adhesive, primer, caulking compound and prepared grout, when used, shall be as recommended by the manufacturer of the tile and shall be furnished with the tile. Application and installation shall be in accordance with manufacturer's standard specifications.
- 14.3 Work shall be performed when a temperature of at least 50 degrees Fahrenheit can be maintained without interruption for three days after completed installation.
- 14.4 Ceramic floor tile installation shall have setting bed not less than 1 1/4 inch. Subfloor shall be hot mopped to resist moisture.
- 14.5 Floor tile operations shall not began until wall tile setting has been completed if both are to be applied in same space.
- 14.6 Damp cure after grouting approximately three days. No foot traffic shall be permitted over finished floors within 48 hours immediately after installation.
- 14.7 Upon completion, all tile surfaces shall be thoroughly cleaned in such manner as not to damage the glazed surfaces.
- 14.8 Protect finished tile work while plastering and painting is in progress.

15. ACOUSTICAL WORK

- 15.1 Acoustical material shall be high quality, standard, commercial brands and shall be installed in accordance with manufacturer's specifications.
- 15.2 Adhesive, if used, shall be special non-staining waterproof type that is resistant to alkaline solutions.
- 15.3 On uneven surfaces acoustical material shall be mechanically fastened to leveling stripping.
- 15.4 Acoustical treatment to be installed over plaster shall not be applied until plastering is completed and thoroughly dry.
- 15.5 Sprayed-on type of acoustical material shall be applied to surfaces thoroughly cleaned and prepared.

16. FINISH HARDWARE

- 16.1 All hardware (rough and finish) shall be standard brands and fully suitable for the intended purpose. Where new hardware is required for an existing door it will be specified by manufacturer's name and model number. When a remodeler kit is to be used it will also be specified.

- 16.2 Finish hardware shall fit perfectly, be uniform in finish and free from imperfections.
- 16.3 The installation of finish hardware shall be performed in a workmanlike manner in accordance with the standards of the relevant trade.
- 16.4 In existing structures, new hardware shall match existing hardware where possible.
- 16.5 Exterior hinged doors shall be equipped with suitable butts. A locking device shall be installed on each door in accordance with S.F.B.C.
- 16.6 Doors shall be provided for each opening to a bedroom, bathroom, closets, and toilet compartment. Doors to bathrooms and toilet compartments shall be provided with suitable privacy locks.
- 16.7 Window units shall have a suitable means of locking provided and appropriate hardware for lifting or opening operations.
- 16.8 Final installation of finish hardware shall occur upon complete drying of the painting or surface finishing.
- 16.9 Provide stops for all doors where hardware or door will strike a finished wall or fixed equipment.

17. PAINTING

- 17.1 All paints and other coating shall be standard commercial brands with a history of satisfactory use under similar conditions.
- 17.2 All paint materials shall be delivered to site in manufacturer's sealed containers. The paint or coating selected shall be designed for and recommended by the manufacturer for the specific use proposed. The printed instructions shall clearly identify the suitability of the material for the type of exposure, surface to be covered and type of service to which paint will be subjected. Application of paint or other coatings shall be in strict accordance with manufacturer's directions.
- 17.3 Finish hardware shall be removed during painting operations or otherwise protected.
- 17.4 Finish coat in kitchens and bathrooms shall provide a durable and washable surface.
- 17.5 Wallpaper, if used, shall be sunfast and waterfast. Wallpaper used in kitchen and bathroom shall be waterproof type or shall be rendered waterproof.
- 17.6 Each coat of paint shall be well brushed or rolled on, worked out evenly and allowed to dry before subsequent coat is applied.

17.7 Paint application shall consist of one coat on old work and two coats on new work.

17.8 Finished work shall be uniform, of approved color, smooth and free from defects. Edges where paint adjoins other materials or colors shall be sharp and clean, without overlapping.

18. PLUMBING

18.1 Plumbing equipment and materials shall comply with and be installed in accordance with the San Francisco Plumbing Code.

18.2 Backfill and compact all service trenches with earth or clay free of rocks, boulders or debris.

18.3 Piping shall be installed without damage to structural members.

18.4 New piping added to existing galvanized piping shall be galvanized piping. Copper piping may be used only when the existing system is copper or as vents and drains with a galvanized system.

18.5 A shut-off and drain valve shall be provided in the service pipe within each living unit. Provide a shut-off valve in the cold water supply to each water closet.

18.6 Valves shall be provided at each fixture to permit removal without shutting off service. Unions shall be provided to permit removal without cutting piping.

18.7 All water closets that have to be moved to install new floor covering or for any other reason, shall be reset with a new seal.

18.8 Fixtures shall be installed in accordance with manufacturer's recommendations and shall be securely supported so that no strain is placed on the connected piping.

18.9 Water heater shall be lined with non-corrosive material, complete with controls and a 10-year tank warranty.

18.10 Direct fired water heaters shall be U.L.I. or A.G.A. listed and labeled and installed in accordance with the listing. Water heaters shall be provided with a pressure-temperature relief valve.

18.11 Gas piping, valves and fittings shall be in accordance with the requirements of the S.F.P.C.

19. HEATING AND VENTILATION (Art. 36, 37, 38 of S.F.B.C.)

19.1 Construction and installation of heating and ventilating equipment, accessories and appurtenances shall comply with the published accepted standards of relevant professional associations. Label and list of equipment, by Underwriters' Laboratories, Inc., is accepted as conforming with design standards.

19.2 Equipment shall be replaceable without requiring dismantling of adjacent piping, equipment, or any fixed construction.

20. ELECTRICAL

20.1 Electrical materials, equipment and appurtenances shall comply with the applicable standards of Underwriters' Laboratories, Inc.

20.2 Installation shall comply with the Supplemental Electrical Standards for Western Addition Area A-2.

20.3 All cutting of surfaces required to perform electrical work shall be repaired and brought back to its existing condition or to the condition of adjacent work at the completion of the job.

21. PEST CONTROL

21.1 All stumps, roots, fallen timber, and other wood product debris shall be removed from building site before completion.

21.2 Concrete porch floors, entrance platforms, planters, screens, fences and other appurtenances shall be separated from main structures or suitably protected against entrance of termites.

21.3 Soil treatment against infestation shall be guaranteed effective for a period of not less than five years from date of treatment.

21.4 Preservative treated lumber shall be suitably identified as to the name of the treater, preservative used, and the retention in pounds per cubic foot.

21.5 Lumber required to be treated against damage by decay shall bear the official grade mark and stamp of the association or independent inspection agency grading the species.

21.6 All termite or dry rot work shall be finished through the proper agencies in Sacramento before job completion.

22. EXTERIOR PAVING AND SITE IMPROVEMENT

22.1 Work within the open space of each property shall provide for:

A. Immediate diversion of water away from buildings and disposal from the lot.

B. Prevention of soil saturation detrimental to structures and lot use.

22.2 Natural site assets such as existing trees, shrubs, ground cover should be preserved and protected wherever practicable.

22.3 Topsoil shall be a minimum 4 inches depth and shall be compacted lightly to minimize settlement.

- 22.4 Concrete shall be a minimum 4 inches thickness, shall have expansion joint at public walk or curb and at garage or carport slab; shall have contraction joints at approximate 10 foot intervals; shall be finished to provide smooth surface true to cross section and grade, and shall be adequately cured for a period of three days.
- 22.5 Sidewalks poured on City property shall comply with provisions of the S.F. Public Works Code.
- 22.6 Minimum width for main walk shall be 3 feet and for service walk, 2 feet.
- 22.7 Exterior pavement and concrete garage floors shall be pitched for drainage.
- 22.8 Transition in paving level shall be installed in such manner as to prevent contact of car undercarriage or bumper with surface.

SF
R35
101
SA
SAN FRANCISCO REDEVELOPMENT AGENCY
525 Golden Gate Avenue
San Francisco, California

MEMBERS

For Release Sunday,
December 17, 1967

Walter F. Kaplan, Chairman
Victor K. Atkins, Vice Chairman
Stanley E. Jensen
Francis J. Solvin
Dr. C. Joseph Wellington
M. Justin Herman, Executive Director

DOCUMENT
MAR 22 1968

WHAT IS HAPPENING TO THE WESTERN ADDITION AREA A-2 RESIDENTS? SAN FRANCISCO PUBLIC LIBRARY

Demolition preparatory to construction of the first 116 of 3,000 new apartments for low and moderate income residents in the Western Addition A-2 renewal area was started this week in the Fillmore district.

This long-awaited event focuses attention on the present status of the A-2 rehousing program and the residents who have already received, or will receive, priority certificates from the Redevelopment Agency. These certificates give rehoused A-2 residents first choice for rental of all these new 3,000 apartments.

This first apartment site to get under way is the square block bounded by Turk, Pierce, Eddy and Steiner Streets. It was formerly occupied by the Foster & Kleiser signboard firm and will not involve displacement of any people. This, as with the other new housing, is sponsored by groups from the A-2 area, or closely affiliated with it.

Actually, people are moving in and out of the Western Addition Area A-2 as they have for many years prior to redevelopment. However, in the last 13 months more than 1,300 households have become tenants of the Redevelopment Agency as it has acquired 355 residential properties.

efforts of an Agency social worker who helped her qualify for Old Age Security payments.

The dollar figures alone rarely tell the story. Residents are aided in obtaining of social services to which they are entitled by law, but which for various reasons they have not received. Ingenious measures must often be taken by the Redevelopment Agency staff in finding funds, clothing, moving aids, and securing health services from private agencies and various public programs.

Along with rehousing these households, Agency homemaking consultants assist with individual instruction in homes and conduct classes in sewing, budgeting, food selection, and the entire range of consumer education. For some residents the opportunity for aid comes indirectly when the Agency's specialists are at work with apartment owners on rehabilitating flats under a favorable loan program.

The Agency has made a successful concerted effort to employ residents of the Western Addition in different phases of its staff work in A-2. It has also provided rent-free buildings and space to several Western Addition area organizations with minority job training and placement programs, but which have limited budgets for getting these programs launched. The Agency cooperates with these programs and provides summer job opportunities for neighborhood youths.

Some tenants are rehoused in Agency-owned buildings within the Western Addition A-2 area until the new housing is built. Besides the Foster & Kleiser Block apartments on which site preparation has started, additional units of moderate-priced housing will go up next spring on the abandoned Brewery Block, bounded by Fulton, Buchanan, Grove and

Webster Streets.

In the housing both on the Brewery Block and on the Foster & Kleiser site, the San Francisco Housing Authority will lease roughly 30 percent of the units for families with incomes too low to pay the rent in even these moderate-income private housing programs.

With the retention of 2,400 dwelling units now in the area through conservation and rehabilitation, the Western Addition Area A-2 will have 1,100 more housing units upon completion than it had at the outset of renewal in 1966.

End

47

THE
HISTORY OF THE
CITY OF
NEW-YORK
FROM
THE
FIRST
SETTLEMENT
TO
THE
PRESENT
TIME
BY
JOHN
BURNETT
1832

MAR 22 1968

SAN FRANCISCO
PUBLIC LIBRARY

SAN FRANCISCO REDEVELOPMENT AGENCY
525 Golden Gate Avenue
San Francisco, California

MEMBERS

For immediate release
January 19, 1968

Walter F. Kaplan, Chairman
Victor K. Atkins, Vice Chairman
Stanley E. Jensen
Francis J. Solvin
Dr. C. Joseph Wellington

M. Justin Herman, Executive Director

MORE RELOCATION HOUSING FOR WESTERN ADDITION AREA 2

The first step toward construction of an architecturally unique housing development of 108 more relocation apartments for moderate and low income families in the Western Addition A-2 Area was announced today by Mr. M. Justin Herman, Executive Director of the San Francisco Redevelopment Agency.

Herman said demolition of the vacant and abandoned Acme Breweries plant which halted operations in 1958 is tentatively scheduled to start Monday, January 29. The square block is bounded by Webster, Fulton, Buchanan and Grove Streets.

The apartments representing an investment of \$1.89 million are being sponsored by the non-profit Banneker Homes, a combination of two Western Addition Churches, the Macedonia Missionary Baptist Church and the Friendship Institutional Baptist Church. Contractors are Williams and Burrows, Inc.

Certain portions of the former brewery are being retained as design elements in the new housing development. They include the concrete water tower, the first two floors of a former bottling plant building, several concrete building support columns, and even a few steel beer vats from the 19th century brewery.

MORE

Last month clearance began on another vacant block in Western Addition Area A-2 bounded by Turk, Pierce, Eddy and Steiner Streets. Here construction of 116 relocation apartments for moderate and low income families is under way.

Herman emphasized that on both sites clearance work for relocation apartments did not involve any displacement of families. The combined 224 new housing units resulting from these two developments will form a substantial inventory for relocation families. These families have priority privileges for renting all new housing built in the A-2 Area with federal financing aids.

Maximum rents for non-subsidized units will range from \$120 monthly for a one-bedroom apartment to \$185 for a four-bedroom unit. One third of all units being built in the two housing developments will be reserved for the Housing Authority for rental to low-income families eligible for federal rent subsidies.

The 108 apartments in the old brewery block will have one, two, three, or four bedrooms. They will be in seven buildings enclosing a landscaped central plaza and children's play area. All the buildings will have three floors of apartments with a ground floor garage for all residents.

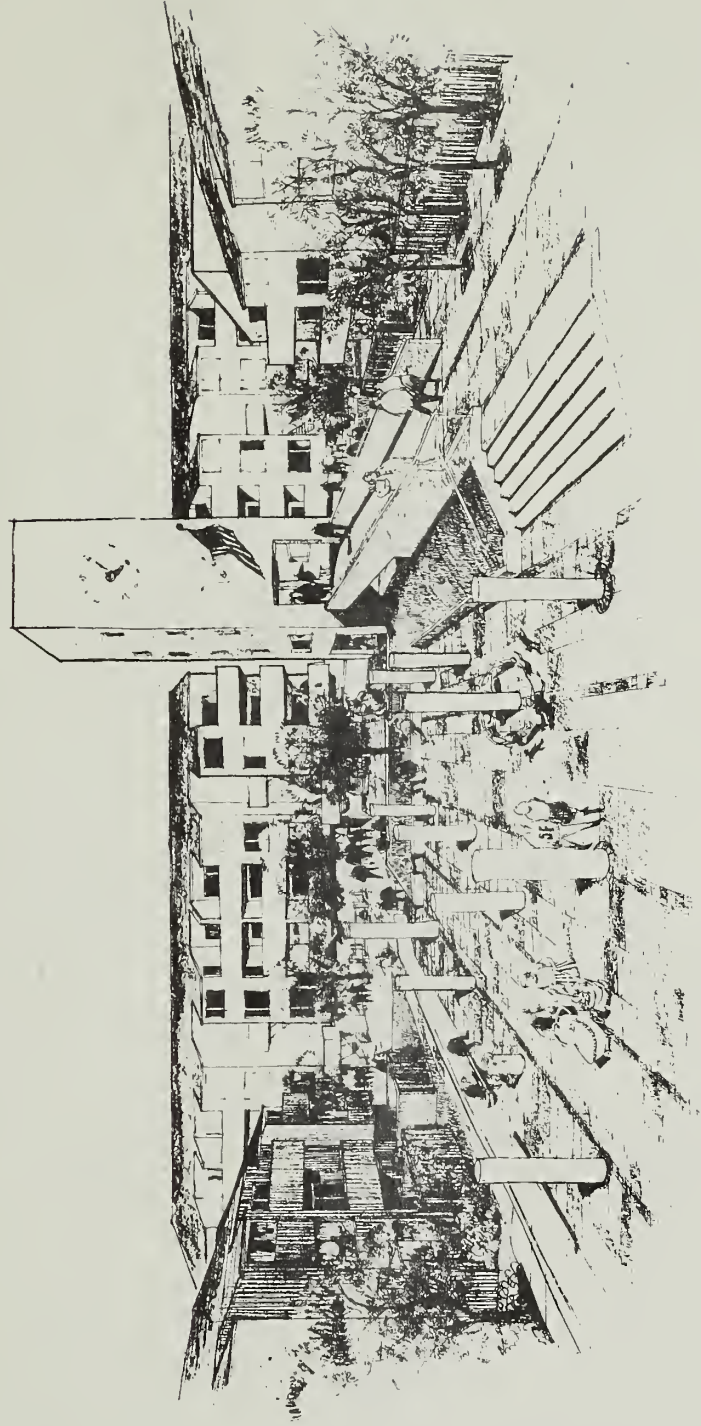
The old brewery's water tower will be preserved as an architectural feature overlooking the central plaza. Several concrete building support columns will be shortened and used in the plaza area. Several steel beer vats having conical-shaped ends will be kept and placed on lawns in the plaza for their unusual sculptural effect.

Demolition of the former brewery will be carried out by the Pacific Excavator firm of Albany, California. It submitted the lowest of six bids, \$106,458. High bid was \$327,000.

The demolition company will have five months to complete its work and deliver the cleared site to the housing sponsor. It is estimated that construction work will begin next July and be finished in approximately one year.

The Acme Brewery first opened in 1896, and remained in continuous operation for 62 years. This period included the Prohibition Era when near-beer and baker's yeast were produced. With the end of prohibition, full brewing operations commenced again in 1934 with the erection of the two new brewery buildings and continued until 1958. At that time, the obsolete buildings were abandoned.

END



Architect
Joseph Esherrick & Associates

Sponsor-Developer
Macedonia Missionary Baptist Church
Friendship Institutional Baptist Church

SF
R35
#187

WESTERN ADDITION A-2 REDEVELOPMENT PLAN

a₂

OFFICIAL REDEVELOPMENT PLAN
FOR THE
WESTERN ADDITION APPROVED REDEVELOPMENT PROJECT

Originally Adopted and Approved by
the Board of Supervisors
of the City and County of San Francisco,
Ordinance No. 273-64, October 13, 1964.

Amendments Adopted and Approved by
the Board of Supervisors
of the City and County of San Francisco,
Ordinance No. 264-70, August 3, 1970.

REDEVELOPMENT PLAN
FOR THE WESTERN ADDITION APPROVED REDEVELOPMENT PROJECT AREA A-2

C O N T E N T S

	<u>PART ONE</u>	<u>PAGE</u>
I	Description of Project	1
	A. Project Description and Boundaries	1
	B. Existing Conditions	3
	C. Summary of Proposed Actions	3
II	Project Plan	4
	A. Purposes of the Plan	4
	B. Land Use Plan	4
	C. Land Use Provisions and Development Standards	5
	Standards for Development	Between 5 and 6
	D. Variances	10
	E. Alternate Land Uses	10
III	Project Plan Proposals	10
	A. Owner Participation	10
	B. Land Acquisition	11
	C. Property Management	11
	D. Relocation	11
	E. Land Disposition	12
	F. Redeveloper's Obligations	12
IV	Other Plan Provisions	13
	A. Moderate Income and Senior Citizen Housing	13
	B. Public Housing	14
	C. Rehabilitation	14
	D. Financial Plan	14
	E. Actions by the City	22
	F. Payment for Property Condemned	22
	G. Enforcement of the Plan	22
	H. Duration of the Plan	23
	I. Severability	23
	J. Procedure for Amendment	23

PART TWO

Map I -- Land Use

Map II-- Property Retention, Rehabilitation and Acquisition

REDEVELOPMENT PLAN
FOR THE
WESTERN ADDITION APPROVED REDEVELOPMENT
PROJECT AREA A-2

The Redevelopment Plan (hereinafter called the "Plan") for the Western Addition Approved Redevelopment Project Area A-2 (hereinafter called the "Project") consists of two parts:

Part One is composed of the following text.

Part Two consists of Map I, Land Use Map, and Map II,
Property Retention, Rehabilitation and Acquisition Map.

PART ONE

The Plan was prepared in accordance with the California Community Redevelopment Law. The Plan conforms to the Master Plan of the City and County of San Francisco insofar as said Master Plan applies to the Project. The Redevelopment Agency of the City and County of San Francisco (hereinafter called the "Agency") consulted with the City Planning and other departments and offices of the City and County of San Francisco in formulating the Plan.

I DESCRIPTION OF PROJECT

A. Project Description and Boundaries

The Project comprises a portion of the Western Addition Redevelopment Area, which in Ordinance No. 5082 (Series of 1939) adopted by the Board of Supervisors of the City and County of San Francisco on August 2, 1948, and as amended in Ordinance No. 7056 (Series of 1939) adopted by the said Board of Supervisors on September 22, 1952, and by Ordinance No. 591-58 adopted by the said Board of Supervisors on November 3, 1958, and by Ordinance No. 76-64 adopted by said Board of Supervisors on March 9, 1964, was designated and described as a blighted area, the redevelopment of which is necessary to effectuate the public purposes as set forth in the California Community Redevelopment Law. Said Project is delineated in Part I and is more particularly described as follows:

COMMENCING at the intersection of the northerly line of Bush Street with the easterly line of Van Ness Avenue; thence southerly along said easterly line to the southerly line of McAllister Street extended, as the same line exists west of Van Ness Avenue; thence westerly along last said southerly line and its extension to the easterly line of Franklin Street; thence southerly along last said easterly line to the southerly line of Grove Street; thence westerly along last said southerly line to the westerly line of Gough Street; thence northerly along last said westerly line to the southerly line of Fulton Street; thence

westerly along last said southerly line to the easterly line of Laguna Street; thence southerly along last said easterly line to the southerly line of Ivy Street; thence westerly along last said southerly line to the westerly line of Buchanan Street; thence northerly along last said westerly line to the southerly line of Grove Street; thence westerly along last said southerly line to the westerly line of Webster Street; thence northerly along last said westerly line to the southerly line of Fulton Street; thence westerly along last said southerly line to the westerly line of Steiner Street; thence northerly along last said westerly line to the southerly line of Golden Gate Avenue; thence westerly along last said southerly line to the westerly line of Pierce Street; thence northerly along last said westerly line to the southerly line of Eddy Street; thence westerly along last said southerly line to a point on the southerly line of Eddy Street, said point being 87.50 feet easterly of the intersection of the southerly line of Eddy Street and the easterly line of Divisadero Street; thence southerly 137.50 feet along the easterly line of Lot 19 of Assessor's Block 1128 to a point on the northerly line of Lot 16 of Assessor's Block 1128; thence easterly along said northerly line of said Lot 16, 18.50 feet to the easterly line of said Lot 16; thence southerly along said easterly line of said Lot 16, 27.50 feet to a point on the northerly line of Lot 15 of Assessor's Block 1128; thence easterly along said northerly line of said Lot 15, 0.167 feet to the easterly line of said Lot 15; thence southerly along last said easterly line 110.00 feet to a point on the northerly line of Turk Street, said point being the southeasterly corner of said Lot 15; thence continuing on a prolongation of the easterly line of said Lot 15 to the southerly line of Turk Street; thence westerly along last said southerly line to the westerly line of St. Joseph's Avenue extended; thence northerly along last said westerly line and its extension to the westerly extension of the center line of O'Farrell Street as the same exists easterly of Broderick Street; thence easterly along last said center line to the center line of Pierce Street; thence southerly along the last said center line to the center line of Ellis Street; thence easterly along the last said center line to the center line of Steiner Street; thence northerly along the last said center line to a point on a line parallel with and perpendicularly distant 120 feet northerly from the northerly line of O'Farrell Street; thence at right angles easterly along said parallel line 171.875 feet; thence at right angles northerly 17.50 feet; thence at right angles easterly 137.50 feet; thence at right angles northerly 6 feet; thence at right angles easterly 137.50 feet to a point on the westerly line of Fillmore Street distant thereon 131.50 feet southerly from the southerly line of Geary Street; thence running to a point on the easterly line of Fillmore Street, said point being 137.50 feet southerly from the southerly line of Geary Street; thence easterly parallel to said line of Geary Street to the center line of Webster Street; thence southerly along the last said center line to the center line of O'Farrell Street; thence easterly along the last said center line to the center line of Hollis Street; thence southerly along the last said center line to the southerly line of Ellis Street; thence easterly along the last said southerly line to a point on a line drawn southerly, parallel with and perpendicularly distant 156.25 feet westerly from the westerly line of Buchanan Street and its northerly production; thence southerly along said parallel line 137.50 feet; thence at right angles easterly along the westerly production and along the center line of Willow Street 190.625 feet to the point of intersection of the center line of Willow Street and the northerly production of the easterly line of Buchanan Street; thence southerly along last said easterly line to the northerly line of Turk Street; thence

easterly along last said northerly line to the easterly line of Laguna Street; thence southerly along last said easterly line to the northerly line of Golden Gate Avenue; thence easterly along last said northerly line to the westerly line of Gough Street; thence northerly along last said westerly line to the center line of Eddy Street; thence easterly along last said center line to the center line of Gough Street; thence northerly along the last said center line to the center line of Willow Street; thence easterly along the last said center line 98.975 feet; thence at right angles northerly to the center line of Ellis Street; thence easterly along the last said center line to the center line of Franklin Street; thence northerly along the last said center line to the center line of Post Street; thence westerly along the last said center line to the westerly line of Steiner Street; thence northerly along the last said westerly line to the northern line of Bush Street; thence easterly along the last said northerly line to the point of commencement.

B. Existing Conditions

The Project is now a predominantly residential area characterized by conditions of blight which include residential buildings unfit and unsafe for occupancy; mixed and shifting uses; overcrowded dwelling units; inadequate provision for ventilation, light, sanitation and open spaces; obsolete platting; economic dislocation; and depressed property values. These conditions contribute substantially and increasingly to the problems of, and necessitate disproportionate expenditures for preservation of public health and safety, adequate police protection, crime prevention, correction, prosecution and punishment, treatment of juvenile delinquency, fire and accident prevention, and other public services and facilities.

C. Summary of Proposed Actions

The Agency in accordance with and pursuant to applicable Federal, State and local laws will remedy, or cause to be remedied, conditions causing blight presently existing in the Project by:

1. Rehabilitation, alteration, modernization, general improvement or any combination thereof (hereinafter called Rehabilitation) of certain existing structures;
2. Acquisition of real property by purchase, gift, devise, exchange, condemnation or any other lawful means;
3. Relocation of the occupants presently residing in structures which are acquired; or as necessary, in structures subject to rehabilitation;
4. Demolition, removal or clearance of certain existing buildings and structures on land acquired by the Agency;
5. Arrangement with proper authorities for the vacation and realignment of certain streets, utilities, and other rights-of-way;

6. Reservation of certain areas for public streets, rights-of-way and other public purposes;
7. Installation and relocation of necessary site improvements, utilities, and facilities;
8. Formulation and administration of rules and regulations for owner participation;
9. Formulation and administration of rules governing reasonable preference to persons who are engaged in business in the project area to re-enter in business within the redeveloped area;
10. Sale or lease of all land acquired by the Agency for reuse in accordance with the Plan and such additional conditions as may be imposed by the Agency in any manner authorized by law in order to carry out the purposes of redevelopment.

II PROJECT PLAN

A. Purposes of the Plan

The purposes of the actions proposed by the Plan are to:

1. Provide the framework within which restoration of the economic and social health of the Project Area and its environs will be accomplished by private actions.
2. Guide and stimulate the development of sound and attractive residences available to persons of varied incomes and ages, with emphasis on the provision of moderate-priced private housing for families of moderate income and for the elderly.
3. Guide development toward the production of a satisfying and urbane living and working environment preserving and enhancing the unique social, cultural and esthetic qualities of the City.
4. Stimulate and attract private investment to improve the City's economic health and expand the tax base.

B. Land Use Plan

The Project shall be redeveloped predominantly in residential uses of medium and high densities in accordance with the Master Plan of the City and County of San Francisco. Certain areas within the Project will be used for commercial, residential with commercial, institutional and public purposes.

If fully developed according to the standards of the Plan the total medium density use will result in a range of 4500 to 5000 private dwelling units at an approximate density of one hundred forty (140) persons per net acre and the total high density use will result in a range of 1300 to 1500 private dwelling



units at an approximate density of two hundred (200) persons per net acre. These in addition to the present 208 public housing units which will remain will result in a range of 5800 to 6500 dwellings including existing and new units.

The redevelopment of Project land shall be limited to those uses and in those areas indicated on the Land Use Map and the Property Retention, Rehabilitation and Acquisition Map and, unless designated for public uses, development in the Project shall be subject to the provisions and minimum standards hereinafter set forth in Paragraph C of this Section II, "Land Use Provisions and Standards for Development." Public rights-of-way, easement lines, and land use district boundaries shall be generally as indicated on said maps and are subject to minor adjustments at the time of detailed engineering studies.

C. Land Use Provisions and Development Standards

To achieve the purposes of the Plan, the Agency shall review and approve the specific plans, including landscaping plans and sign plans, for all development.

Proposed designs will be evaluated as to the manner in which they achieve the objectives of the Plan and a distinguished architectural expression.

In the disposition of land the Agency may establish detailed design criteria for specific parcels to insure an attractive and harmonious urban design and may implement these criteria with appropriate provisions in the disposition documents.

In order to achieve the purposes of the Plan the development and use of land within the Project shall be in accordance with land use provisions and standards set forth in this Paragraph C. The standards for development applicable to the use-districts shown on the Land Use Map are as shown on the table, STANDARDS FOR DEVELOPMENT, following this page.

1. Type, Size, Height, Number, and Use of Buildings

Application of land use and other development regulations contained herein, (including the table STANDARDS FOR DEVELOPMENT) pertinent State and local codes and ordinances, and the number and size of land parcels will determine the type, size, height, number and use of buildings in the area.

2. Light, Air, and Privacy

Space shall be maintained between separate buildings to provide adequate light, air, and privacy.

3. Open Space

The minimum amount of open space in areas to be developed for private use shall be determined by the application of development standards. Application of such standards will result in not less than 30 percent open space in the project.

STANDARDS FOR DEVELOPMENT

REDEVELOPMENT PLAN FOR THE WESTERN ADDITION APPROVED REDEVELOPMENT PROJECT AREA A-2

USE DISTRICTS	INTENT	PERMITTED USES ^{1/2/3/4/5/}	PERMITTED DENSITY OF DEVELOPMENT	OPEN SPACE REQUIREMENTS
RM RESIDENTIAL, MEDIUM DENSITY	Provide for medium-density residential development and supporting facilities.	Residential development, including auxiliary facilities. Churches, schools, cultural institutions, private clubs or lodges, and convalescent hospitals. Other uses which are similar or related, including intermixtures of permitted uses on a single parcel.	Not less than 200 sq. ft. of lot area for each Agency Room ^{6/} .	Buildings shall be grouped to provide protected open space for recreational purposes and to provide safe and convenient pedestrian routes. In addition, each dwelling unit shall be provided with level usable open space (not accessible to motor vehicles) including decks and balconies, in the amount of 40 square feet for the first Agency Room ^{6/} in each unit plus 20 square feet for each additional Agency Room ^{6/} . The minimum dimension of usable space is 6 feet.
RH RESIDENTIAL, HIGH DENSITY	Provide for high-density residential development and supporting facilities.	Residential Development, including auxiliary facilities. Shopping and service establishments which are an integral part of a particular residential development and which meet the needs of persons residing or working in the neighborhood area. Churches, schools, cultural institutions, convalescent hospitals, and private clubs or lodges. Other uses which are similar or related, including intermixtures of permitted uses on a single parcel.	Not less than 100 square feet of lot area for each Agency Room ^{6/} . Shopping and service uses specifically approved by the Agency may be permitted in addition to residential use but not to exceed five (5) square feet of such uses for each Agency Room ^{6/} approved for a particular residential development.	Buildings shall be grouped to provide protected open space for recreational purposes and to provide safe and convenient pedestrian routes. In addition, each dwelling unit shall be provided with level usable open space (not accessible to motor vehicles) including decks and balconies, in the amount of 40 square feet for the first Agency Room ^{6/} in each unit plus 20 square feet for each additional Agency Room ^{6/} . The minimum dimension of usable space is 6 feet.
RN RESIDENTIAL & NEIGHBORHOOD COMMERCIAL	Provide for specialized neighborhood centers basically residential but permitting (1) small convenience and service establishments and (2) special commercial, institutional, and semi-industrial establishments related to the cultural condition or tradition of the neighborhood.	Residential development, including auxiliary facilities. Churches, schools, cultural institutions, convalescent hospitals, and private clubs or lodges. Shopping and service establishments to meet the needs of persons residing or working in the neighborhood area. Specialized uses relating to the cultural tradition of the neighborhood. Other uses which are similar or related, including intermixtures of permitted uses on a single parcel.	Residential density shall be governed by provisions of Use District RM (except north of Post Street and east of Laguna Street where the provisions of Use District R-H shall apply). Uses, other than residential, specifically approved by the Agency may be permitted in addition to residential use but not to exceed 1 square foot of gross floor area for each square foot of lot area ^{7/} .	As appropriate to the specific development proposed and as approved by the Agency. For residential use the provisions of Use District R-H shall apply.
CC COMMERCIAL, COMMUNITY SHOPPING	Provide for shopping, personal service, commercial recreational, and other establishments to meet the needs of residents and workers within the community area and residential development specifically designed to be intermixed with commercial uses.	Business and professional offices, retail stores, eating and drinking establishments, automobile service stations, hotels, motels, including necessary supporting facilities, and residential development when specifically designed to be intermixed with other permitted uses. Churches, schools, cultural institutions, meeting halls, private clubs or lodges, hospitals, convalescent hospitals, printing and publishing establishments, commercial recreation establishments as appropriate to the community. Specialized uses relating to the cultural tradition of the neighborhood. Other uses which are similar or related, including intermixtures of permitted uses on a single parcel.	Permitted non-residential uses, except hotels, shall not exceed 1.2 square feet of gross floor area for each square foot of lot area. Hotels or motels shall not exceed 3.6 square feet of gross floor area for each square foot of lot area. Within Blocks 675, 676, 685 and 686, there may be one hotel or motel not to contain more than 120 rental units. Within Blocks 707, 708, 725, 726, 731, 732, 749 and 750, there may be one hotel or motel not to contain more than 240 rental units. In addition, residential uses may be intermixed at a density governed by the provisions of the Use District R ^{7/} .	As appropriate to the specific development proposed and as approved by the Agency. For residential use the provisions of Use District R-H shall apply.
CI COMMERCIAL, GENERAL, INTERMEDIATE DENSITY	Provide for intermediate-density business, commercial, and other uses to serve primarily a city-wide or regional market.	Retail stores, personal service establishments, eating and drinking establishments, business and professional offices, commercial recreational establishments, and residential development which is confined to space above the first story and which uses ground level space only for access. Churches, schools, cultural institutions, private clubs or lodges, printing and publishing establishments, used merchandise establishments, and limited wholesale operations related to the community area. Other uses which are similar or related, including intermixtures of permitted uses on a single parcel.	Permitted uses shall not exceed 3.6 square feet of gross floor area for each square foot of lot area. For permitted residential development, not less than 100 square feet of lot area for each Agency Room ^{6/} , ^{7/} .	Up to 10 percent of the lot area as appropriate to the specific development proposed. For residential development each dwelling unit shall be provided with level usable open space (not accessible to motor vehicles) in the amount of 40 square feet for the first Agency Room ^{6/} in each unit plus 10 square feet for each additional Agency Room ^{6/} . The minimum dimension of usable open space is 6 feet.
CH COMMERCIAL, GENERAL, HIGH DENSITY	Provide for high-density business, commercial, and other uses to serve primarily a city-wide or regional market.	Retail stores, personal service establishments, eating, drinking and commercial recreational establishments, automobile sales and auxiliary repair and service functions, business and professional offices, and residential development which is confined to space above the second story and which uses ground level space only for access. Churches, schools, charitable institutions, cultural institutions, convalescent hospitals, private clubs or lodges, printing and publishing establishments, antique shops, and limited wholesale establishments. Other uses which are similar or related, including intermixtures of permitted uses on a single parcel. In addition to the above uses, hotels and motels may be permitted, subject to Agency approval.	Permitted uses shall not exceed 10 square feet of gross floor area for each square foot of lot area. For permitted residential development, not less than 50 feet of lot area for each Agency Room ^{6/} , ^{7/} .	Up to 10 percent of the lot area as appropriate to the specific development proposed. For residential development each dwelling unit shall be provided with level usable open space (not accessible to motor vehicles) in the amount of 40 square feet for the first Agency Room ^{6/} in each unit plus 10 square feet for each additional Agency Room ^{6/} . The minimum dimension of usable open space is 6 feet.
I INSTITUTIONAL	Provide for religious, educational, charitable, and cultural facilities serving the community, the city, and the region.	Religious institutions, schools, and such supporting facilities as parking, landscaping, and service. Other uses which are similar or related, including intermixtures of permitted uses on a single parcel.	Permitted uses shall not exceed 3.6 square feet of gross floor area for each square foot of lot area. ^{7/} .	Open space shall be compatible with development in adjacent use district (s).
P PUBLIC	Provide for necessary public facilities to carry out intent of Plan.	Public buildings and public areas, including but not necessarily limited to public schools, fire stations, parks, public malls, health centers, and Civic Center expansion. Other uses which are similar or related, including intermixtures of permitted uses on a single parcel.	For uses where density is relevant, standards shall be those applied to the adjacent use district (s).	Open space shall be compatible with development in adjacent use district (s).

- 1/ Necessary public utility facilities may be located in any use district subject to approval of the Agency.
- 2/ Charitable institutions may be located in any use district subject to approval by the Agency and provided that the particular site in the project is not used for the collections, repair, manufacture, storage, or direct sale of goods and commodities, except where such uses are specifically permitted.
- 3/ Existing residential uses of properties designated on Map 11 as eligible for retention may be continued in such use if appropriately rehabilitated even though new residential development is not permitted in the use district in which they are located.
- 4/ Existing properties designated on Map 11 as eligible for retention and which are now legally used as offices, mortuaries, pet hospitals, automobile repair garages, or automobile service stations may be continued in such uses if appropriately rehabilitated.

- 5/ With approval of the Agency, community parking facilities may be located in any use district. Community parking facilities located in C-1 or CH use districts and in enclosed streets shall include the sale of gas, oil and automobile services but not automobile repair.
- 6/ An Agency Room is a private enclosed space of principal habitation defined as a living room, dining room, kitchen, family room, study, den, library, bedroom, or similar major room of a dwelling unit. It shall include, but not be limited to, bathrooms, closets, hallways, or similar rooms.
- 7/ Gross floor area shall be the sum of the gross enclosed areas of the several floors of a building, measured from the interior faces of exterior walls less basement or cellar space and shall not include areas used exclusively for supporting services related to the space or operation of the building, including street parking and loading spaces, arcades, walkways and similar features at or near grade, and areas used by the general public, and balconies, porches, roof decks, terraces, and similar features not used for principal access and being not more than three feet in enclosed by walls or railings.

Those portions of building sites not containing structures shall be landscaped so as to complement the buildings and the entire site development. Paved areas shall be treated as integral elements in a comprehensive landscape design and shall be developed with individuality and quality of construction.

The Agency shall encourage the cooperation of developers in the construction and maintenance of a comprehensive and integrated system of inviting and well-lighted greenways to provide direct pedestrian movement to and from schools, parks, playgrounds, commercial centers, and other frequently visited facilities and places. These pedestrian routes, both on and away from public streets, should be marked with distinctive landscaping, including clusters of what will become tall trees at key junction points.

Groups of new buildings shall be so sited as to provide visually defined open spaces of a scale and type of development suitable to the surrounding building types and uses. All building site open spaces shall be landscaped in accordance with plans prepared by the redeveloper and approved by the Agency.

4. Height Limitations

Building heights shall be determined by density standards, open space, the economics of development, and the requirements of good design. The desirable urban design will involve in some instances a uniformity in building heights and, in other instances, a variety in building heights.

5. Setbacks

No setback limits are established herein. In the location of buildings, emphasis shall be placed upon the enclosure of usable open space and the achievement of an attractive urban design.

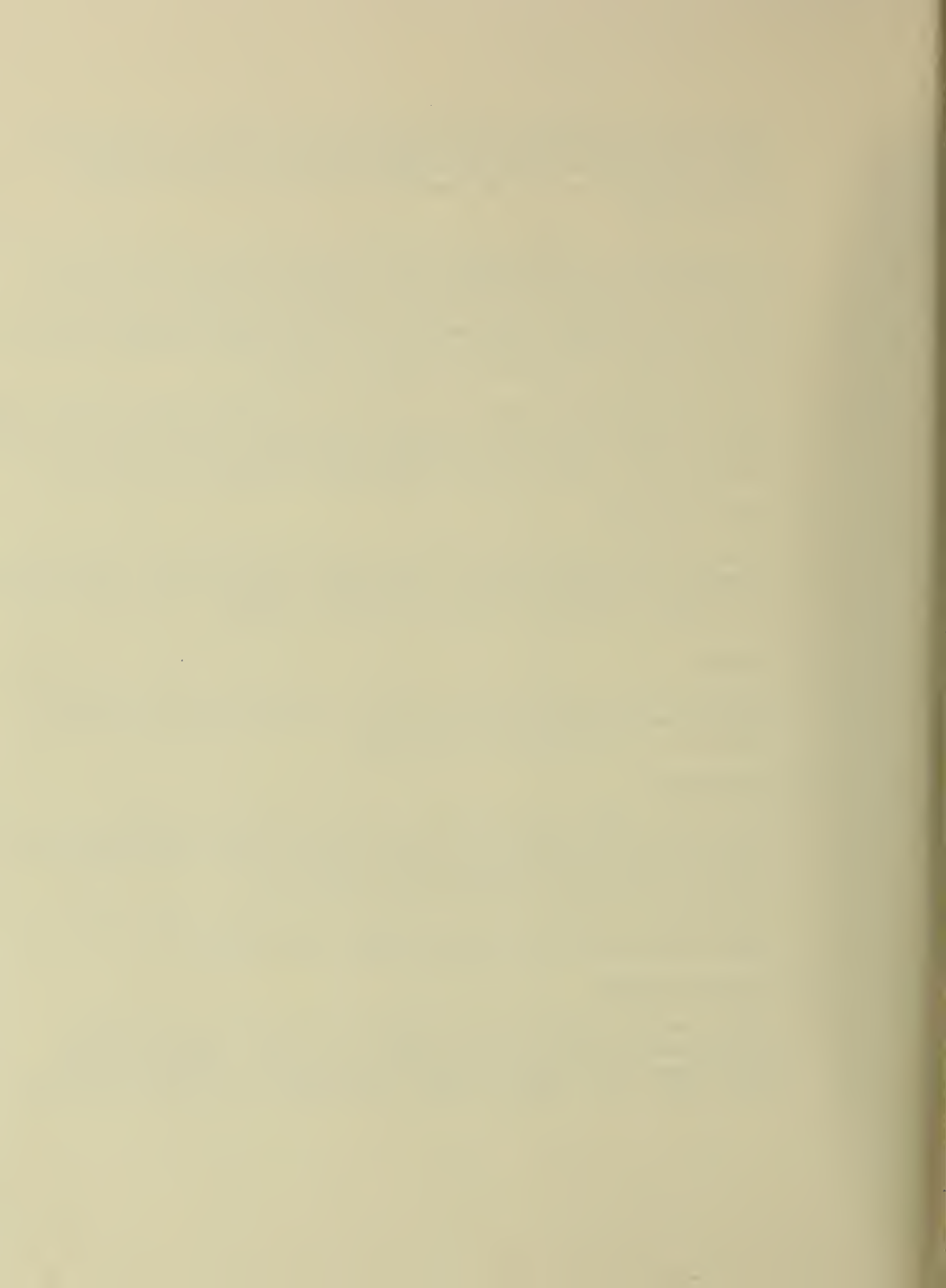
6. Land Coverage

Land coverage shall be determined by the application of standards for density, floor area ratios, setbacks, open space standards, off-street parking and the requirements of good design. Groups of structures shall be so designed as to produce an esthetically pleasing total composition.

Emphasis shall be placed on the enclosure of usable open spaces and on providing definition to the streets and public rights-of-way.

7. Off-Street Parking

Adequate parking spaces shall be provided to serve the users of all new developments and facilities established in the area. Agency review of redevelopment plans shall be based on standards for provision of adequate parking shown on the TABLE OF PARKING REQUIREMENTS following this section.



All parking spaces shall be readily accessible and shall be at least 160 square feet in area except that where twenty (20) or more spaces are required, the twentieth such space and each fifth such space in addition to twenty (20) spaces may be a compact-car space and shall be at least 127.5 square feet in area. Every required space shall be of usable shape. The area of each such space shall be exclusive of driveways, aisles and maneuvering areas. Vertical clearance shall be not less than 7½ feet in driving lanes and not less than 7 feet in parking areas.

In structures developed for mixed commercial and residential uses, parking requirements for each use must be met.

All off-street parking spaces shall be screened from view from public rights-of-way by an appropriate fence or structure at least six feet high supplemented by suitable landscaping. Openings for access in such a screen fence shall not have a horizontal span of more than 18 feet.

Required parking spaces for multiple residential dwellings shall be located not more than 250 feet from the building served, and for other buildings not more than 800 feet from the building served.

Joint use of parking spaces may be approved by the Agency providing the Agency finds and determines that such joint use will adequately serve the needs of the joint users.

Provision of fewer parking spaces than established in the TABLE OF PARKING REQUIREMENTS may be approved by the Agency for a new development if the Agency finds and determines that such fewer spaces will adequately serve the needs of the users of the new development.

Within rehabilitation sites, parking spaces may be required up to the standards established herein consistent with the design objectives set forth in the property rehabilitation standards.

Required parking spaces may be provided by the developer alone or jointly with the developers of adjacent properties, or by a separate public or private entity if firm assurances satisfactory to the Agency are obtained of the continuing availability of spaces to property users.

TABLE OF PARKING REQUIREMENTS

<u>USE</u>	<u>MINIMUM SPACES REQUIRED</u>
Residential (except as specified below)	One for each dwelling unit.
Residential, dwellings specifically designed for and occupied by elderly persons and limited to occupancy by such persons by requirements acceptable to the Agency.	One for each two (2) dwelling units.

USE

MINIMUM SPACES REQUIRED

Boarding house, guest house, dormitory, club, and similar facilities

One for each three (3) bedrooms or for each six (6) beds whichever results in a greater requirement; a minimum of two (2) spaces is required.

Hospital, convalescent hospital and similar facilities

One for each four (4) beds; a minimum of four (4) spaces is required.

Hotel

One for each two (2) guest bedrooms plus one for the manager's dwelling unit, if any.

Motel

One for each rental unit plus one for the manager's dwelling unit, if any.

Church

One for each ten (10) seats by which the number of seats in the main auditorium exceeds one hundred (100).

Theater or Auditorium

One for each eight (8) seats.

Medical or dental offices or clinic

One for each three hundred (300) square feet of occupied floor area.

Other business offices

One for each five hundred (500) square feet of occupied floor area.

Restaurant, night club, bowling alley and similar establishments

One for each two hundred (200) square feet of occupied floor area.

Retail space devoted to handling bulky merchandise such as automobiles or furniture

One for each one thousand (1,000) square feet of occupied floor area.

Other retail space

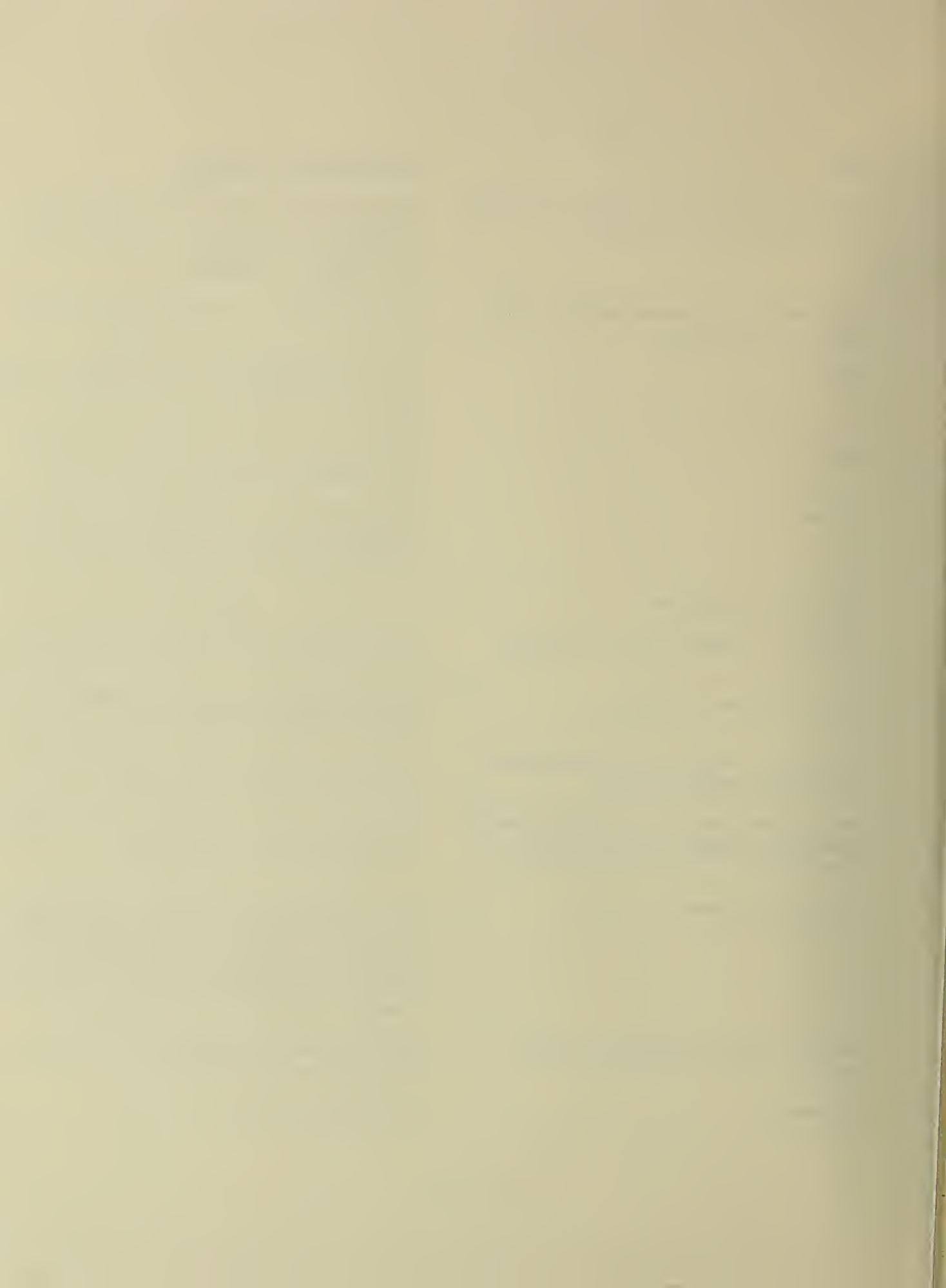
One for each five hundred (500) square feet of occupied floor area up to twenty thousand (20,000) square feet, plus one for each two hundred fifty (250) square feet of occupied floor area in excess of twenty thousand (20,000) square feet.

Service, repair or wholesale sales space

One for each one thousand (1,000) square feet of occupied floor area.

Mortuary

Not less than five.



8. Off-Street Loading

Off-street loading facilities shall be provided in accordance with the following table:

<u>Use</u>	<u>Gross Floor Area of Building or Use (sq.ft.)</u>	<u>Number of Loading Spaces Required</u>
Retail and wholesale sales, manufacturing and all other primarily goods handling	0-10,000	0
	10,001-30,000	1
	30,001-60,000	2
	60,001-100,000	3
	over 100,000	4 plus 1 for each additional 80,000 square feet
Offices, hotels, and all other uses not included above	0-10,000	0
	10,001-100,000	1
	100,001-250,000	2
	over 250,000	3 plus 1 for each additional 400,000 square feet
Apartment Houses	100,000 and over	1 for each 100,000 square feet of floor area.

Each loading space provided shall be of usable shape, accessible and shall be not less than ten (10) feet in width, thirty-five (35) feet in length, and fourteen (14) feet in height including entry and exit except that the first such space required shall be not less than ten (10) feet in width, twenty-five (25) feet in length, and twelve (12) feet in height including entry and exit. These dimensions shall be exclusive of platforms, drive-ways and maneuvering areas.

9. Signs

All signs in the Project shall be designed and constructed to be complementary elements in total environment. Each sign shall identify only the user and/or use of the particular property or portion thereof on which the sign is located. Each sign shall be of size, shape, material, color, type of construction, method and intensity of lighting, and location to be in scale with and harmonious with development on its site and on adjacent sites in the Project and shall conform to guidelines established by the Agency. No roof signs shall be permitted. No sign shall move or have any moving parts.

Plans for all signs shall be submitted to the Agency as part of the development plans or rehabilitation plans for each building. The Agency shall evaluate the plans to ensure conformity with the above provisions.

Billboards and other general advertising signs are prohibited in the Project Area.

No exterior signs shall be erected for shopping and service establishments incorporated in residential structures in RH Use Districts.

Exterior signs on public or community parking garages shall be limited to identifying the function of the structure. There shall be not more than one sign per garage entrance. If such a garage is located in a commercial use district and automobile service facilities are available, there may be provided one sign at each garage entrance to so indicate. Such signs shall not exceed 12 square feet in area.

10. Interim Parking

The Agency may use cleared land within the Project for surface parking, or lease it temporarily for such purpose, pending its conveyance to the redeveloper.

D. Variances

The land use provisions and development standards set forth above shall be applied by the Agency in order to achieve the purposes of this Plan for the redevelopment of the Project Area: provided, however, that with respect to those physical standards and requirements relating to size of buildings; height or bulk of buildings; number of buildings; light, air, and privacy; open space (other than that publicly owned); density of development; land coverage; off-street parking and loading requirements; the Agency may, in its discretion, modify such standards or requirements where, owing to unusual and special conditions, enforcement of the development standards would result in undue hardships, or would constitute an unreasonable limitation beyond the intent and purposes of such standards, subject to the condition that the Agency shall find and determine that such modification results in substantial compliance with the intent and purposes of the standards or requirements.

In the case of properties subject to rehabilitation, variances from the development standards of this Plan except land use may be granted at the discretion of the Agency where enforcements would preclude such retention and rehabilitation, provided such variances are consistent with the intent and purpose of the standards and requirements.

E. Alternate Land Use

The Agency may sell or lease Project land for development in accordance with either the primary or alternate land use designated on the Land Use Map. Land having primary and alternate use designations shall be offered for sale for either use but not for both. If, subsequent to the offer of sale for one use, development of such land to the other use appears to be in the best public interest, the Agency may authorize development for such other use, subject to such conditions as it may impose. Upon completion of the improvements for the use for which the Agency authorized actual conveyance of the property, the other use designation shall cease to have force and effect.

III PROJECT PLAN PROPOSALS

A. Owner Participation

To the extent compatible with the purposes of the Plan and appropriate redevelopment of the Project, owners of real property in the Project may, subject to rules and regulations including standards for rehabilitation promulgated by the Agency, be

4. By and for the contracting parties, their heirs, executors, administrators and assigns, there shall be no discrimination against or segregation of any person or group of persons on account of race, creed, color, national origin or ancestry in the sale, lease, sublease, transfer, use, occupancy, tenure or enjoyment of the premises therein described, nor shall the contracting parties, or any person claiming under or through them, establish or permit any such practice or practices of discrimination or segregation with reference to the selection, location, number, use or occupancy of tenants, lessees, sublessees or vendees in the premises described. All deeds, leases or contracts for the sale, lease, sublease or other transfer of any land shall be submitted to the Agency for approval and all such deeds, leases or contracts shall contain the nondiscrimination and nonsegregation clauses specified in Section 33436 of the California Community Redevelopment Law.

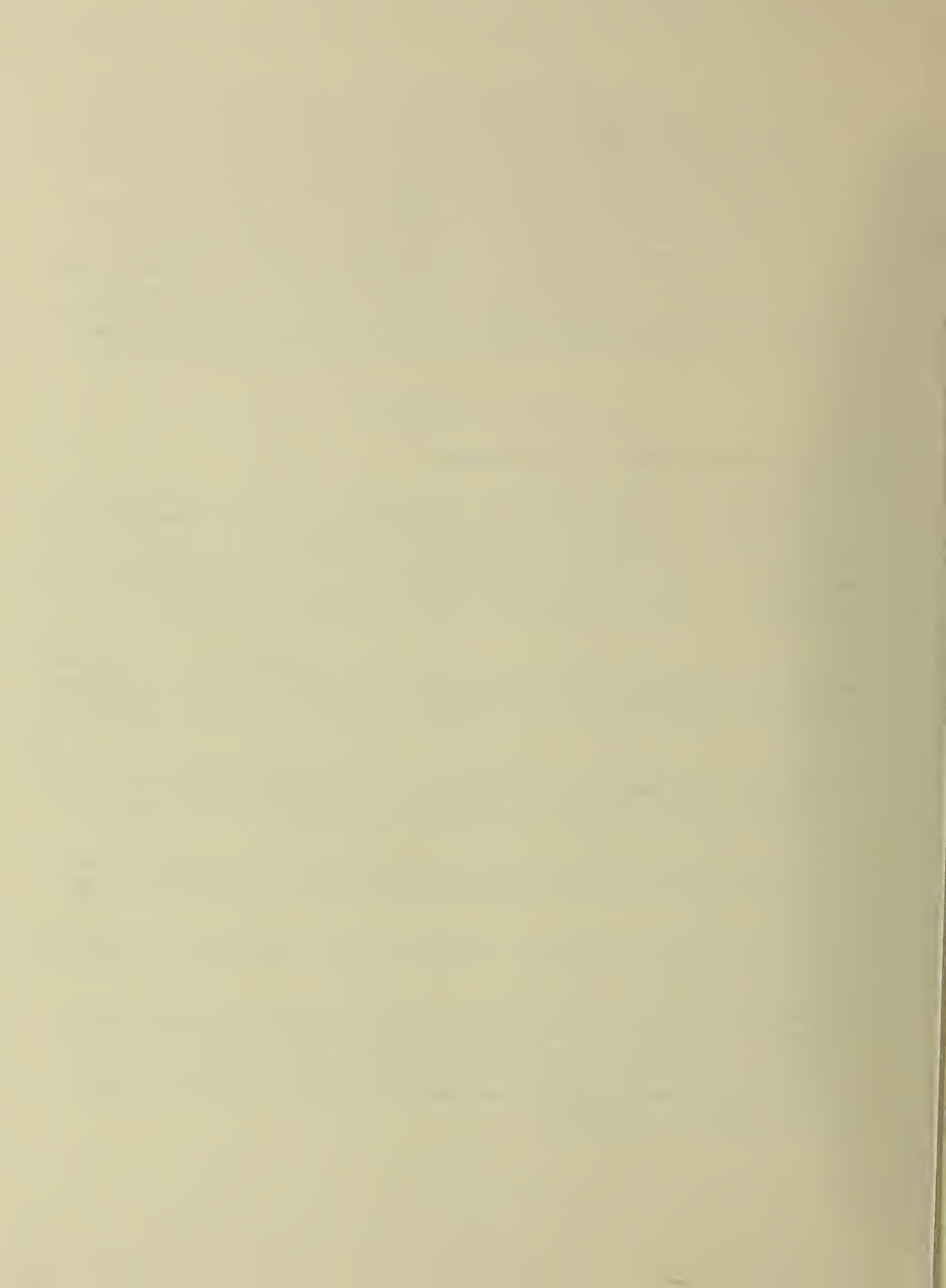
IV OTHER PLAN PROVISIONS

A. Moderate Income and Senior Citizen Housing

In accordance with community needs and objectives, a portion of the Project may be allocated and sold or leased by the Agency for construction of moderate-priced private housing for sale or rental primarily to single persons, or families of moderate income or to senior citizens (persons 62 years of age or over). Families and persons displaced from their present residences by redevelopment project activities or other public action will be accorded priority in such housing in accordance with rules and regulations to be established by the Agency.

In order to insure that sales prices, rent levels and standards of construction and maintenance will be consistent with the needs of such persons and families, disposition of properties for such purposes shall be subject to the following special provisions in addition to the general provisions of this Plan:

1. The price established by the Agency for the sale of the property to the developer will take into consideration the need for moderate-priced private housing and senior citizen housing in the community, and will reflect the fair value of the property for such specialized use.
2. The Agency shall require the highest maintenance, design and construction standards feasible and consistent with the achievement of low rentals and sales prices.
3. Each developer's proposal shall include the sources and methods of financing, including subsidies, if any.
4. Residential property shall normally be sold to developers offering the lowest sales prices or rentals, after consideration of the financial soundness of each proposal, the adequacy of services and maintenance to be provided, the quality of proposed design and construction, and the degree to which the needs of persons and families of moderate income and senior citizens are to be fulfilled.



B. Public Housing

In accordance with community needs and objectives, land may be allocated and sold or leased by the Agency for the construction of not to exceed 275 public-housing units on scattered sites, and of not to exceed 200 public-housing units for the elderly. Sites selected by the Agency within the Project are hereby approved without necessity for further review and action specified in Resolution No. 9268 (Series of 1939) and Resolution No. 6-65.

C. Rehabilitation

Existing structures in the Project which remain shall be rehabilitated in their entirety in accordance with applicable current codes and ordinances of the City and County of San Francisco and the State of California as supplemented and expanded by Minimum Property Rehabilitation Standards formulated by the Agency. The Standards formulated by the Agency for residential structures shall conform to and be based upon current Federal Housing Administration Minimum Property Standards for Urban Renewal Rehabilitation.

D. Financial Plan

For the purpose of carrying out the Project, the Agency will obtain a project temporary loan from the United States of America (hereinafter called the "Government") in the estimated amount of Sixty-Nine Million Six Hundred Five Thousand Six Hundred and Eighteen Dollars (\$69,605,618). The obligations evidencing the Agency's indebtedness to the Government for the project temporary loan shall be in a form satisfactory to the Government. Said obligations will not be a debt of the City and County of San Francisco, the State of California nor any of its political subdivisions. Neither the City and County of San Francisco, the State of California nor any of its political subdivisions shall be liable on said obligations nor in any event shall the obligations be payable out of funds or properties other than those of the Agency, and the obligations shall so state on their face.

The purposes for which the proceeds obtained from the project temporary loan shall be spent are: (1) the acquisition of Project land; (2) the expenses incurred through the relocation of persons residing in the Project; (3) the expenses relating to the razing, demolition or removal of buildings and other improvements in the Project; (4) the expenses in connection with the disposition of Project land; (5) the expenses of administering the Project, including interest charges, and other expenses necessary to effectuate the Plan.

The Agency will make payment on the project temporary loan obligations from the proceeds of the disposition of project land estimated at Thirty-One Million Nine Hundred Eighty Thousand Six Hundred and Twenty-Six Dollars (\$31,980,626), and from a Capital Grant from the Government estimated at Thirty-Seven Million Six Hundred and Twenty-Four Thousand Nine Hundred and Ninety-Two Dollars (\$37,624,992).

Both the project temporary loan and the Capital Grant or Grants are to be made by the Government to the Agency under the terms of a certain Contract entered into by and between the Agency and the Government.

The Capital Grant or Grants will not be made to the Agency by the Government until local grants-in-aid have been provided, as required by the Contract referred to in the preceding paragraph of the Plan.



Pursuant to the provisions of Title I of the Housing Act of 1949, as amended, the Agency will pool the non-cash local grant-in-aid credits for such site improvements and public facilities which the City and County of San Francisco and/or the San Francisco Unified School District will provide in connection with the Embarcadero-Lower Market, and the two Western Addition and Diamond Heights Projects. Thus, the excess non-cash local grant-in-aid credits for site improvements and public facilities to be provided with respect to the Diamond Heights, the first Western Addition and the Embarcadero-Lower Market Projects shall be utilized to finance this second Western Addition Project.

Said site improvements and public facilities shall include, without being limited to, the items listed on pages 16 through 21 for which funds are presently provided or for which funds will be provided by the Board of Supervisors of the City and County of San Francisco at the time of or in connection with the adoption of the Plan.

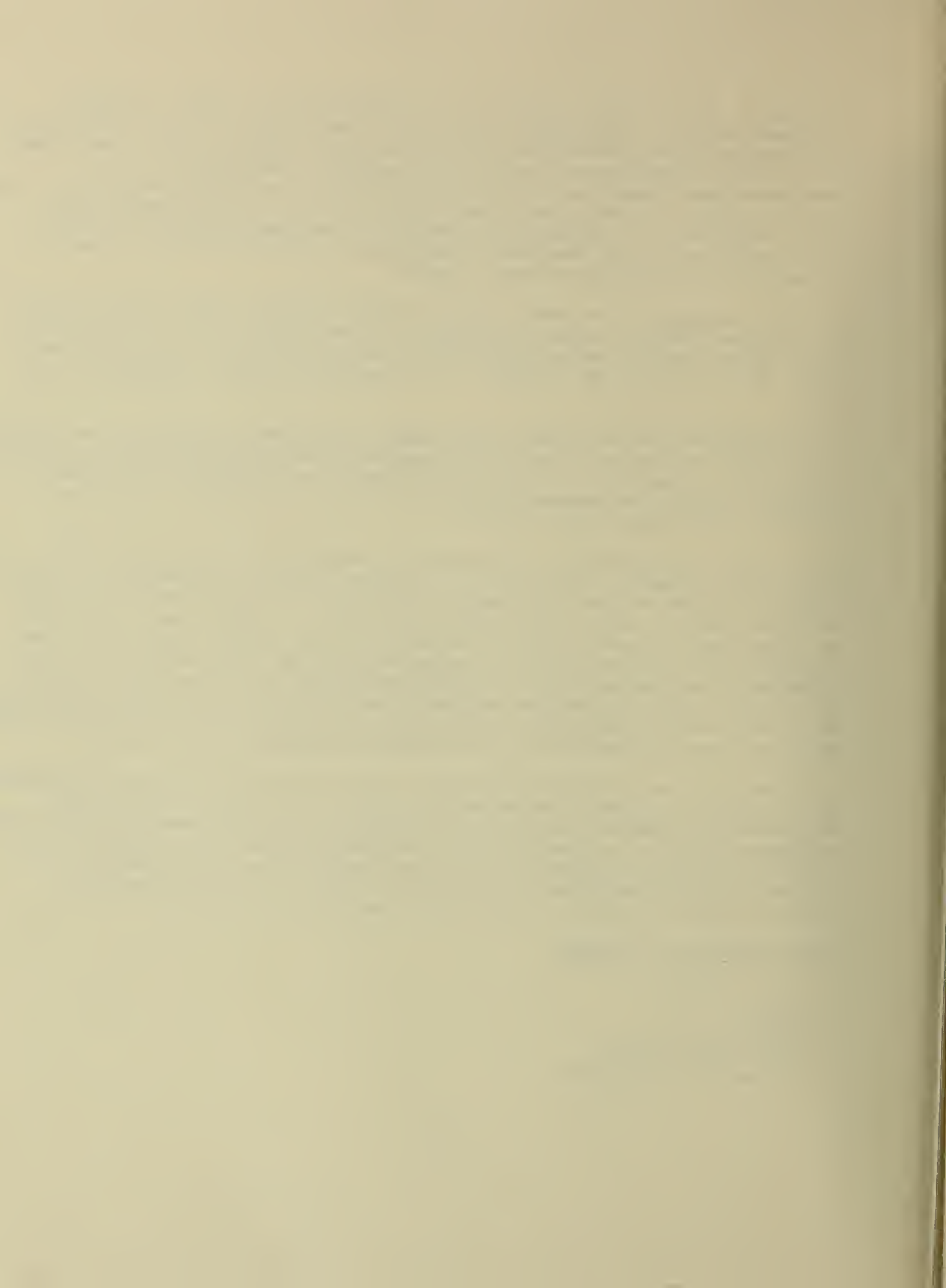
It is recognized that the figures shown herein are estimated figures and are subject to revision. The extent of the City's contribution and commitment for local grants-in-aid will be contained in the Ordinance adopting the Redevelopment Plan and in the Ordinance adopting the Cooperation Agreement, and in any subsequent Ordinances required to effect amendments thereto.

It is further recognized that the estimates regarding the disposition of land acquired by the Agency and the estimated costs of the site improvements and public facilities listed on pages 16 through 21 are subject to further revision. In the event that the local grant-in-aid credits obtained by the provision of facilities and improvements listed on pages 16 through 21 are not equal to one-third of the aggregate net project costs of the Diamond Heights, the two Western Addition and Embarcadero-Lower Market Projects, the City and County of San Francisco, subject to its fiscal laws, will provide such additional non-cash or cash grants-in-aid as may be necessary to increase the total amount of non-cash and cash local grants-in-aid to not less than one-third of the aggregate net project costs thereof.

It is the intention of the City and County of San Francisco to provide the additional public facilities listed below for which funds are not presently available on designated land presently owned by the City and County of San Francisco within the designated Project or on land within the designated Project to be acquired by the City and County of San Francisco. Provisions for the expenditures necessary to provide the public facilities listed below for which funds are not presently available shall be subject to such action as may be required by law.

WESTERN ADDITION A-2 PROJECT

Street Lighting
Sewers
Traffic Signals
Police and Fire Call
Muni Railway Improvements



<u>DIAMOND HEIGHTS PROJECT</u>	<u>ESTIMATED COST</u>	<u>FUNDS APPROPRIATED, APPROPRIATIONS PEND- ING, OR FUNDS AVAIL- ABLE WHEN NEEDED</u>	<u>APPROPRIATION NO.</u>	<u>ESTIMATED LOCAL GRANTS-IN- AID</u>
NON-CASH				
1. Glen Canyon Trunk Sewer	\$ 136,883	\$ 136,883	Costs certified and accepted	\$ 84,611
2. Firehouse Recon- struction	82,575	82,575	Costs certified and accepted	27,525
3. Police and Fire Call Wiring	85,055	85,055	233.500.001	85,055
4. Widening & Improvement of Bemis Street	55,195	55,195	(1,685.500.135 (0.684.513.006	39,188
	10,622	10,622	2.151.200.171.02	7,541
5. Bemis Street Sewer	6,655	6,655	804.550.101	4,725
6. Water Distribution System and 20" Water Main Relocation	454,747 171,193	454,747 171,193	5-747-514-000	454,747 171,193
7. Elementary School Site School	195,114 1,000,000*	195,114	Purchased 1964	195,114 1,000,000
8. Home School Site	24,427	24,427	Purchased 1964	24,427
9. Junior High School Site School	403,950* 3,000,000*			100,988 750,000
10. New Firehouse	380,000	16,500 30,400	Land Purchased 1964 1964-65 Budget	188,480
11. Playgrounds	972,605	153,160 125,000 122,445 25,000 28,000	2.657.609.000 656.500.221 801.601.657 817.000.037 1964-65 Budget	972,605
12. State Tax Deeded Lands Heretofore Donated	35,070	35,070		35,070
Sub-total	<u>\$7,014,091</u>	<u>\$1,758,041</u>		<u>\$4,141,269</u>

*Subject to Bond Issue

<u>DIAMOND HEIGHTS PROJECT</u>	<u>ESTIMATED COST</u>	<u>FUNDS APPROPRIATED, APPROPRIATIONS PENDING, OR FUNDS AVAILABLE WHEN NEEDED</u>	<u>APPROPRIATION NO.</u>	<u>ESTIMATED LOCAL GRANTS-IN AID</u>
CASH				
1. Cash	\$ 143,127	\$ 143,127	Paid to Agency	\$ 143,127
2. Real Estate Tax Credits	<u>6,000</u>	<u>5,180</u>	Recorded	<u>6,000</u>
Sub-total	<u>\$ 149,127</u>	<u>\$ 148,307</u>		<u>\$ 149,127</u>
TOTAL	<u>\$7,163,218</u>	<u>\$1,906,348</u>		<u>\$4,290,396</u>
 <u>WESTERN ADDITION A-1 PROJECT</u>				
NON-CASH				
1. Geary Street Widening	\$4,342,000	\$3,232,000 110,000 1,000,000	5-672-500-232 5-685-600-069 806-000-200	\$2,143,095
2. Webster Street Widening	800,000	800,000	5-672-500-233	98,248
3. O'Farrell Street Improvements (Portion Within Project)	239,294	239,294	Costs Certified	20,709
4. Eddy Street Improvements (Portion bordering Project)	25,647	25,647	Costs Certified and Accepted	12,824
5. Ellis Street Improvements (Portion within Project)	60,452	60,452	Costs Certified and Accepted	60,452
6. Traffic Signals				
Post Street	40,910	40,910	5-685-500-004	20,455
Geary Street	49,090	49,090	5-685-500-004	15,954
7. Fire and Police Boxes	16,240	16,240	5-233-913-000	12,649
8. Low Pressure Water	80,789	80,789	5-747-515-000	47,990
9. Auxiliary Water System	89,000	9,000	5-423-500-145	89,000
a. High Pressure and Water Mains		80,000	5-672-500-232	
b. Cisterns	100,000	100,000	6-423-503-145	100,000

<u>EMBARCADERO-LOWER MARKET PROJECT</u>	<u>ESTIMATED COST</u>	<u>FUNDS APPROPRIATED, APPROPRIATIONS PEND- ING, OR FUNDS AVAIL- ABLE WHEN NEEDED</u>	<u>APPROPRIATION NO.</u>	<u>ESTIMATED LOCAL GRANTS-IN- AID</u>
NON-CASH				
1. Street Work	\$ 1,672,160	\$1,672,160	(9.672.500.259 (9.672.500.260 (9.672.500.261 (9.685.500.111	\$ 993,400
2. Sewers	577,960	577,960	812.556.426	499,935
3. Traffic Control	25,000	25,000	Included in various Appropriations for street work	14,062
4. Fire-Police Call Boxes	28,613	28,613	233.500.005	21,000
5. Street Lighting	163,000	29,000 134,000	3.685.500.250 1964 Bond Issue	102,150
6. L.P. Water	63,505	63,505	2.747.500.000	63,505
7. AWSS and L.P. Hydrants	122,175	122,175	423.509.145	91,631
8. Diversion Structures and Pump Station	1,610,000 92,000	1,610,000 92,000	812-000-300 812-550-306	322,000 18,000
9. Ferry Park Convenience Station & Gardener's Supply & Tool Area Improvements on Park Authority Land	93,000 115,000	93,000 115,000	1.657.607.000 1.657.607.000	30,690 77,050
10. Public Parking Structure			Included in	
Land	2,072,000		Embarcadero-	1,305,360
Building & Mall	<u>4,981,000</u>	<u> </u>	Lower Market Red. Plan & Coop. Agreement	<u>3,138,030</u>
Sub-total	<u>\$11,615,413</u>	<u>\$4,562,413</u>		<u>\$6,676,813</u>
CASH				
1. Local Planning Funds Provided	59,820	59,820	Audited and Accepted	59,820
2. Real Estate Tax Credits	750,000	558,624	Recorded	750,000
Sub-total	<u>\$ 809,820</u>	<u>\$ 618,444</u>		<u>\$ 809,820</u>
TOTAL	<u>\$12,425,233</u>	<u>\$5,180,857</u>		<u>\$7,486,633</u>

WESTERN ADDITION - A-2 PROJECT	ESTIMATED COST	FUNDS APPROPRIATED, APPROPRIATIONS PEND- ING, OR FUNDS AVAIL- ABLE WHEN NEEDED	APPROPRIATION NO.	ESTIMATED LOCAL GRANTS-IN- AID
NON-CASH				
1. Webster Street Widening completed: through (4 blocks) boundary (½ block)	\$ 800,000	\$ 800,000	5-672-500-233	\$ 221,557 15,164
Projected:				
Through	686,270			433,021
Boundary	111,207			34,931
2. Raphael Weill School Additional Land Construction	74,578 500,000	74,578 500,000	Purchased 1962 819-000-136	29,235 196,000
3. Hamilton Recreation Center	888,970	388,970 50,000 175,000 275,000	Land purchased 1962 1.656.500.205 2.656.500.205 3.423.500.656	320,918
4. Western Addition	220,800	10,800 210,000	1.423.515.631 2.423.503.631	117,907
5. Westside Health Center	523,000	523,000	15.423.505.513	133,365
6. John Swett School Site Construction	275,000 1,000,000			275,000 1,000,000
7. Fulton St. Widening Through Boundary	168,165 341,501			136,092 137,967
8. Turk Street Widening Through Boundary	911,327 327,974			508,502 142,754
9. 3 Diagonal Streets Turk to Golden Gate Fulton to McAllister Fulton to Grove	201,358 201,358 329,178			97,375 148,027 242,436
Sub-total	<u>\$7,560,686</u>	<u>\$3,007,348</u>		<u>\$4,190,251</u>

<u>WESTERN ADDITION A-2 PROJECT</u>	<u>ESTIMATED COST</u>	<u>FUNDS APPROPRIATED, APPROPRIATIONS PEND- ING, OR FUNDS AVAIL- ABLE WHEN NEEDED</u>	<u>APPROPRIATION NO.</u>	<u>ESTIMATED LOCAL GRANTS-IN- AID</u>
CASH				
1. Real Estate Tax Credits	<u>\$ 1,000,000</u>	<u> </u>		<u>\$ 1,000,000</u>
TOTAL	<u>\$ 8,560,686</u>	<u>\$ 3,007,348</u>		<u>\$ 5,190,251</u>
TOTAL ALL PROJECTS	<u>\$42,996,261</u>	<u>\$21,233,339</u>		<u>\$24,457,311</u>
Amount required to finance Diamond Heights, Western Addition, Embarcadero-Lower Market, and Western Addition Area 2 (1/3 of \$69,536,145 aggregate net project cost of all projects.)				<u>\$23,178,715</u>
Surplus non-cash Local Grants-in-aid to be supplied to the aforementioned projects or to future projects.				<u>\$ 1,278,596</u>

Subsequent to the provision of funds by the City and County of San Francisco and/or the San Francisco Unified School District for the installation of any of the aforementioned public facilities, for which funds are not presently available, the Agency shall request the Urban Renewal Administration to take appropriate action to effect additional non-cash local grant-in-aid credits resulting therefrom, to be applied to the aforementioned projects or to future projects.

E. Actions by the City

Subject to the policies and procedures established under its Charter and existing codes and regulations, the City and County of San Francisco shall aid and cooperate in the undertaking of the Project by:

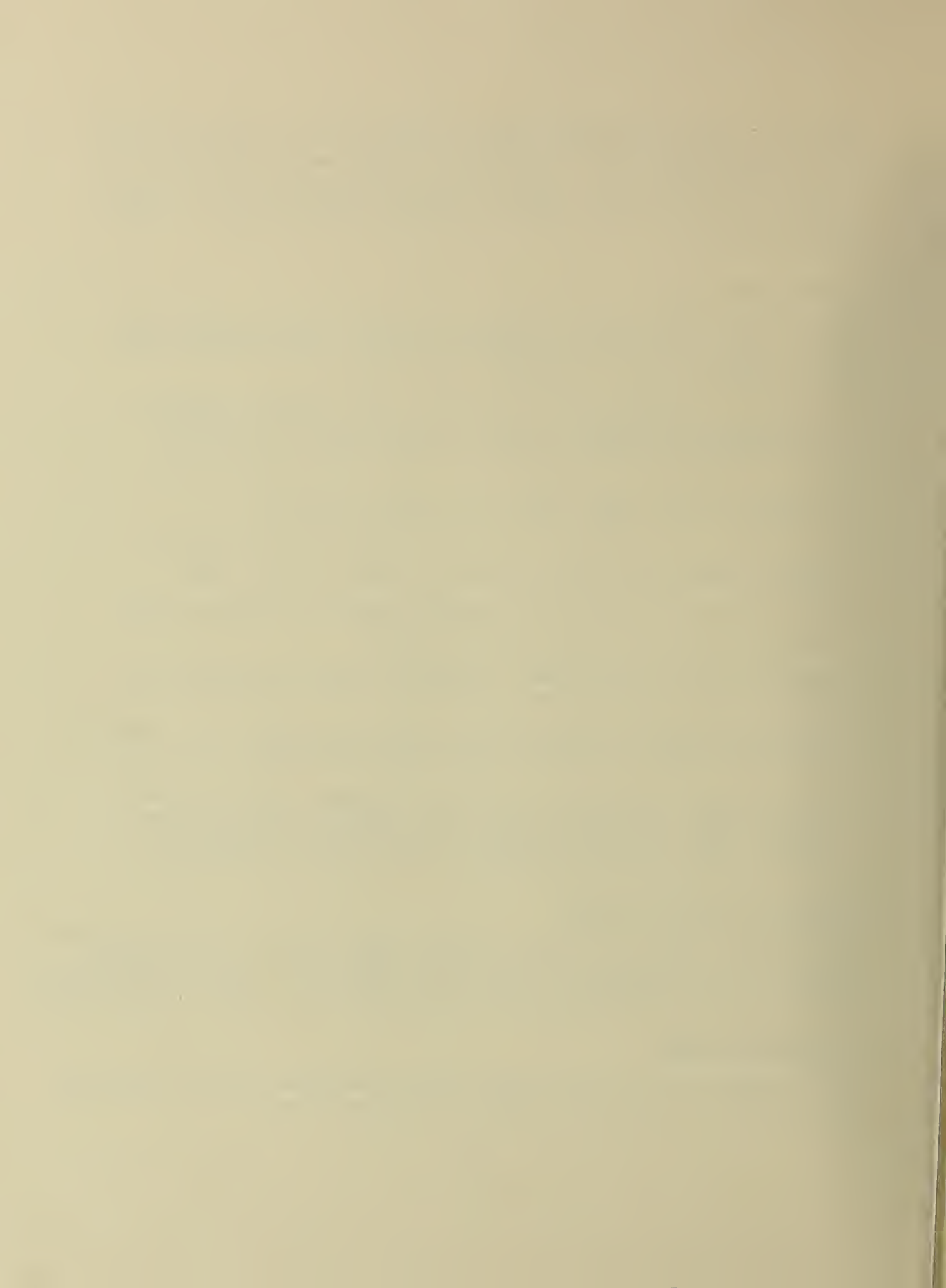
1. Institution of proceedings for opening, closing, vacating, widening or changing the alignment or grade of streets and alleys and for other necessary modifications of the street layout in the Project.
2. Conveying vacated street areas (except those contemplated for retention for other public use) to the Agency without cost.
3. Institution of proceedings necessary for changes of improvements in publicly-owned public utilities within or affecting the Project.
4. Approving the required sale or exchange of land by and between local public bodies and City Departments concerned.
5. Approving the necessary sale or exchange of land by and between the Agency and the City Departments concerned.
6. Making the necessary changes in zoning use districts within the Project so as to conform to the land use provisions of the Plan.
7. Making inspections, determinations and enforcement necessary to assure that buildings remaining in the Project conform to all applicable health, safety, housing, building and other codes and regulations of the City and County of San Francisco and the State of California.

F. Payment for Property Condemned

The financial plan described herein includes funds to pay for property acquired by the Agency. The Agency will pay the fair market value for all property acquired. In the condemnation of any real property, the Agency will comply with all the provisions of law relative to the exercise of the right of eminent domain.

G. Enforcement of Plan

The provisions of the Plan and other documents formulated pursuant thereto may be enforced by the Agency in any manner authorized by law.



H. Duration of Plan

The provisions of the Plan and the provisions of other documents formulated pursuant thereto shall be effective for a period of thirty (30) years from the date of adoption of this Plan by the Board of Supervisors of the City and County of San Francisco except for the non-discrimination and non-segregation provisions which shall continue in perpetuity. Any declaration of restrictions formulated pursuant to this Plan may contain provisions for the extension of such Declaration of Restrictions for successive periods.

I. Severability

If any provision, section, subsection, subdivision, sentence, clause or phrase of the Plan is for any reason held to be invalid or unconstitutional, such decision shall not affect the validity of the remaining portion or portions of the Plan.

J. Procedure for Amendment

This Plan may be amended in any manner as is now or hereafter may be permitted by law.



SF
R35
#188

Isabel Maldonado

WESTERN ADDITION A-2 REDEVELOPMENT PLAN

DOCUMENTS DEPT.
SAN FRANCISCO
PUBLIC LIBRARY

a₂

OFFICIAL REDEVELOPMENT PLAN
FOR THE
WESTERN ADDITION APPROVED REDEVELOPMENT PROJECT

Originally Adopted and Approved by
the Board of Supervisors
of the City and County of San Francisco,
Ordinance No. 273-64, October 13, 1964

Amended by Ordinance No. 264-70, August 3, 1970

and by Ordinance No. 288-76, July 6, 1976

REDEVELOPMENT PLAN
FOR THE WESTERN ADDITION APPROVED REDEVELOPMENT PROJECT AREA A-2

C O N T E N T S

<u>PART ONE</u>	PAGE
I Description of Project	1
A. Project Description and Boundaries	1
B. Existing Conditions	3
C. Summary of Proposed Actions	3
II Project Plan	4
A. Purposes of the Plan	4
B. Land Use Plan	4
C. Land Use Provisions and Development Standards	5
Standards for Development	Between 5 and 6
D. Variances	10
E. Alternate Land Uses	11
III Project Plan Proposals	11
A. Owner Participation	11
B. Land Acquisition	12
C. Property Management	12
D. Relocation	12
E. Land Disposition	13
F. Redeveloper's Obligations	13
IV Other Plan Provisions	14
A. Moderate Income and Senior Citizen Housing	14
B. Public Housing	14
C. Rehabilitation	15
D. Financial Plan	15
E. Actions by the City	23
F. Payment for Property Condemned	23
G. Enforcement of the Plan	23
H. Duration of the Plan	24
I. Severability	24
J. Procedure for Amendment	24

PART TWO

Map I -- Land Use

Map II-- Property Retention, Rehabilitation and Acquisition

REDEVELOPMENT PLAN
FOR THE
WESTERN ADDITION APPROVED REDEVELOPMENT
PROJECT AREA A-2

The Redevelopment Plan (hereinafter called the "Plan") for the Western Addition Approved Redevelopment Project Area A-2 (hereinafter called the "Project") consists of two parts:

Part One is composed of the following text.

Part Two consists of Map I, Land Use Map, and Map II, Property Retention, Rehabilitation and Acquisition Map.

PART ONE

The Plan was prepared in accordance with the California Community Redevelopment Law. The Plan conforms to the Master Plan of the City and County of San Francisco insofar as said Master Plan applies to the Project. The Redevelopment Agency of the City and County of San Francisco (hereinafter called the "Agency") consulted with the City Planning and other departments and offices of the City and County of San Francisco in formulating the Plan.

I DESCRIPTION OF PROJECT

A. Project Description and Boundaries

The Project comprises a portion of the Western Addition Redevelopment Area, which in Ordinance No. 5082 (Series of 1939) adopted by the Board of Supervisors of the City and County of San Francisco on August 2, 1948, and as amended in Ordinance No. 7056 (Series of 1939) adopted by the said Board of Supervisors on September 22, 1952, and by Ordinance No. 591-58 adopted by the said Board of Supervisors on November 3, 1958, and by Ordinance No. 76-64 adopted by said Board of Supervisors on March 9, 1964, was designated and described as a blighted area, the redevelopment of which is necessary to effectuate the public purposes as set forth in the California Community Redevelopment Law. Said Project is delineated in Part I and is more particularly described as follows:

COMMENCING at the intersection of the northerly line of Bush Street with the easterly line of Van Ness Avenue; thence southerly along said easterly line to the southerly line of McAllister Street extended, as the same line exists west of Van Ness Avenue; thence westerly along last said southerly line and its extension to the easterly line of Franklin Street; thence southerly along last said easterly line to the southerly line of Grove Street; thence westerly along last said southerly line to the westerly line of Gough Street; thence northerly

along last said westerly line to the southerly line of Fulton Street; thence westerly along last said southerly line to the easterly line of Laguna Street; thence southerly along last said easterly line to the southerly line of Ivy Street; thence westerly along last said southerly line to the westerly line of Buchanan Street; thence northerly along last said westerly line to the southerly line of Grove Street; thence westerly along last said southerly line to the westerly line of Webster Street; thence northerly along last said westerly line to the southerly line of Fulton Street; thence westerly along last said southerly line to the westerly line of Steiner Street; thence northerly along last said westerly line to the southerly line of Golden Gate Avenue; thence westerly along last said southerly line to the westerly line of Pierce Street; thence northerly along last said westerly line to the southerly line of Eddy Street; thence westerly along last said southerly line to a point on the southerly line of Eddy Street, said point being 87.50 feet easterly of the intersection of the southerly line of Eddy Street and the easterly line of Divisadero Street; thence southerly 137.50 feet along the easterly line of Lot 19 of Assessor's Block 1128 to a point on the northerly line of Lot 16 of Assessor's Block 1128; thence easterly along said northerly line of said Lot 16, 18.50 feet to the easterly line of said Lot 16; thence southerly along said easterly line of said Lot 16, 27.50 feet to a point on the northerly line of Lot 15 of Assessor's Block 1128; thence easterly along said northerly line of said Lot 15, 0.167 feet to the easterly line of said Lot 15; thence southerly along last said easterly line 110.00 feet to a point on the northerly line of Turk Street, said point being the southeasterly corner of said Lot 15; thence continuing on a prolongation of the easterly line of said Lot 15 to the southerly line of Turk Street; thence westerly along last said southerly line to the westerly line of St. Joseph's Avenue extended; thence northerly along last said westerly line and its extension to the westerly extension of the center line of O'Farrell Street as the same exists easterly of Broderick Street; thence easterly along last said center line to the center line of Pierce Street; thence southerly along the last said center line to the center line of Ellis Street; thence easterly along the last said center line to the center line of Steiner Street; thence northerly along the last said center line to a point on a line parallel with and perpendicularly distant 120 feet northerly from the northerly line of O'Farrell Street; thence at right angles easterly along said parallel line 171.875 feet; thence at right angles northerly 17.50 feet; thence at right angles easterly 137.50 feet; thence at right angles northerly 6 feet; thence at right angles easterly 137.50 feet to a point on the westerly line of Fillmore Street distant thereon 131.50 feet southerly from the southerly line of Geary Street; thence running to a point on the easterly line of Fillmore Street, said point being 137.50 feet southerly from the southerly line of Geary Street; thence easterly parallel to said line of Geary Street to the center line of Webster Street; thence southerly along the last said center line to the center line of O'Farrell Street; thence easterly along the last said center line to the center line of Hollis Street; thence southerly along the last said center line to the southerly line of Ellis Street; thence easterly along the last said southerly line to a point on a line drawn southerly, parallel with and perpendicularly distant 156.25 feet westerly from the westerly line of Buchanan Street and its northerly production; thence southerly along said parallel line

137.50 feet; thence at right angles easterly along the westerly production and along the center line of Willow Street 190.625 feet to the point of intersection of the center line of Willow Street and the northerly production of the easterly line of Buchanan Street; thence southerly along last said easterly line to the northerly line of Turk Street; thence easterly along last said northerly line to the easterly line of Laguna Street; thence southerly along last said easterly line to the northerly line of Golden Gate Avenue; thence easterly along last said northerly line to the westerly line of Gough Street; thence northerly along last said westerly line to the center line of Eddy Street; thence easterly along last said center line to the center line of Gough Street; thence northerly along the last said center line to the center line of Willow Street; thence easterly along the last said center line 98.975 feet; thence at right angles northerly to the center line of Ellis Street; thence easterly along the last said center line to the center line of Franklin Street; thence northerly along the last said center line to the center line of Post Street; thence westerly along the last said center line to the westerly line of Steiner Street; thence northerly along the last said westerly line to the northern line of Bush Street; thence easterly along the last said northerly line to the point of commencement.

B. Existing Conditions

The Project is now a predominantly residential area characterized by conditions of blight which include residential buildings unfit and unsafe for occupancy; mixed and shifting uses; overcrowded dwelling units; inadequate provision for ventilation, light, sanitation and open spaces; obsolete platting; economic dislocation; and depressed property values. These conditions contribute substantially and increasingly to the problems of, and necessitate disproportionate expenditures for preservation of public health and safety, adequate police protection, crime prevention, correction, prosecution and punishment, treatment of juvenile delinquency, fire and accident prevention, and other public services and facilities.

C. Summary of Proposed Actions

The Agency in accordance with and pursuant to applicable Federal, State and local laws will remedy, or cause to be remedied, conditions causing blight presently existing in the Project by:

1. Rehabilitation, alteration, modernization, general improvement or any combination thereof (hereinafter called Rehabilitation) of certain existing structures;
2. Acquisition of real property by purchase, gift, devise, exchange, condemnation or any other lawful means;
3. Relocation of the occupants presently residing in structures which are acquired; or as necessary, in structures subject to rehabilitation;

4. Demolition, removal or clearance of certain existing buildings and structures on land acquired by the Agency;
5. Arrangement with proper authorities for the vacation and realignment of certain streets, utilities, and other rights-of-way;
6. Reservation of certain areas for public streets, rights-of-way and other public purposes;
7. Installation and relocation of necessary site improvements, utilities, and facilities;
8. Formulation and administration of rules and regulations for owner participation;
9. Formulation and administration of rules governing reasonable preference to persons who are engaged in business in the project area to re-enter in business within the redeveloped area;
10. Sale or lease of all land acquired by the Agency for reuse in accordance with the Plan and such additional conditions as may be imposed by the Agency in any manner authorized by law in order to carry out the purposes of redevelopment.

II PROJECT PLAN

A. Purposes of the Plan

The purposes of the actions proposed by the Plan are to:

1. Provide the framework within which restoration of the economic and social health of the Project Area and its environs will be accomplished by private actions.
2. Guide and stimulate the development of sound and attractive residences available to persons of varied incomes and ages, with emphasis on the provision of moderate-priced private housing for families of moderate income and for the elderly.
3. Guide development toward the production of a satisfying and urbane living and working environment preserving and enhancing the unique social, cultural and esthetic qualities of the City.
4. Stimulate and attract private investment to improve the City's economic health and expand the tax base.

B. Land Use Plan

The Project shall be redeveloped predominantly in residential uses of medium and high densities in accordance with the Master Plan of the City and County of San Francisco. Certain areas within the Project

will be used for commercial, residential with commercial, institutional and public purposes.

If fully developed according to the standards of the Plan the total medium density use will result in a range of 4500 to 5000 private dwelling units at an approximate density of one hundred forty (140) persons per net acre and the total high density use will result in a range of 1300 to 1500 private dwelling units at an approximate density of two hundred (200) persons per net acre. These in addition to the present 208 public housing units which will remain will result in a range of 5800 to 6500 dwellings including existing and new units.

The redevelopment of Project land shall be limited to those uses and in those areas indicated on the Land Use Map and the Property Retention, Rehabilitation and Acquisition Map and, unless designated for public uses, development in the Project shall be subject to the provisions and minimum standards hereinafter set forth in Paragraph C of this Section II, "Land Use Provisions and Standards for Development". Public rights-of-way, easement lines, and land use district boundaries shall be generally as indicated on said maps and are subject to minor adjustments at the time of detailed engineering studies.

C. Land Use Provisions and Development Standards

To achieve the purposes of the Plan, the Agency shall review and approve the specific plans, including landscaping plans and sign plan, for all development.

Proposed designs will be evaluated as to the manner in which they achieve the objectives of the Plan and a distinguished architectural expression.

In the disposition of land the Agency may establish detailed design criteria for specific parcels to insure an attractive and harmonious urban design and may implement these criteria with appropriate provisions in the disposition documents.

In order to achieve the purposes of the Plan the development and use of land within the Project shall be in accordance with land use provisions and standards set forth in this Paragraph C. The standards for development applicable to the use-districts shown on the Land Use Map are shown on the table, STANDARDS FOR DEVELOPMENT, following this page.

1. Type, Size, Height, Number, and Use of Buildings

Application of land use and other development regulations contained herein, (including the table STANDARDS FOR DEVELOPMENT) pertinent State and local codes and ordinances, and the number and size of land parcels will determine the type, size, height, number and use of buildings in the area.

STANDARDS FOR DEVELOPMENT

REDEVELOPMENT PLAN FOR THE WESTERN ADDITION APPROVED REDEVELOPMENT PROJECT AREA A-2

USE DISTRICTS	INTENT	PERMITTED USES ^{1/2/3/4/5/}	PERMITTED DENSITY OF DEVELOPMENT	OPEN SPACE REQUIREMENTS
RM RESIDENTIAL, MEDIUM DENSITY	Provide for medium-density residential development and supporting facilities.	Residential development, including auxiliary facilities. Churches, schools, cultural institutions, private clubs or lodges, and convalescent hospitals. Other uses which are similar or related, including intermixtures of permitted uses on a single parcel.	Not less than 200 sq. ft. of lot area for each Agency Room ^{6/}	Buildings shall be grouped to provide protected open space for recreational purposes and to provide safe and convenient pedestrian routes. In addition, each dwelling unit shall be provided with level usable open space (not accessible to motor vehicles), including decks and balconies, in the amount of 100 square feet for the first Agency Room ^{6/} in each unit plus 25 square feet for each additional Agency Room ^{6/} . The minimum dimension of usable space is 6 feet.
RH RESIDENTIAL, HIGH DENSITY	Provide for high-density residential development and supporting facilities.	Residential Development, including auxiliary facilities. Shopping and service establishments which are an integral part of a particular residential development and which meet the needs of persons residing or working in the neighborhood area. Churches, schools, cultural institutions, convalescent hospitals, and private clubs or lodges. Other uses which are similar or related, including intermixtures of permitted uses on a single parcel.	Not less than 100 square feet of lot area for each Agency Room ^{6/} . Shopping and service uses specifically approved by the Agency may be permitted in addition to residential use but not to exceed five (5) square feet of such uses for each Agency Room ^{6/} approved for a particular residential development.	Buildings shall be grouped to provide protected open space for recreational purposes and to provide safe and convenient pedestrian routes. In addition, each dwelling unit shall be provided with level usable open space (not accessible to motor vehicles), including decks and balconies, in the amount of 80 square feet for the first Agency Room ^{6/} in each unit plus 20 square feet for each additional Agency Room ^{6/} . The minimum dimension of usable space is 6 feet.
RN RESIDENTIAL & NEIGHBORHOOD COMMERCIAL	Provide for specialized neighborhood centers basically residential but permitting (1) small convenience and service establishments and (2) special commercial, institutional, and semi-industrial establishments related to the cultural condition or tradition of the neighborhood.	Residential development, including auxiliary facilities. Churches, schools, cultural institutions, convalescent hospitals, and private clubs or lodges. Shopping and service establishments to meet the needs of persons residing or working in the neighborhood area. Specialized uses relating to the cultural tradition of the neighborhood. Other uses which are similar or related, including intermixtures of permitted uses on a single parcel.	Residential density shall be governed by provisions of Use District RM (except north of Post Street and east of Laguna Street where the provisions of Use District R-H shall apply). Uses, other than residential, specifically approved by the Agency may be permitted in addition to residential use but not to exceed 1 square foot of gross floor area for each square foot of lot area ^{7/} .	As appropriate to the specific development proposed and as approved by the Agency. For residential use the provisions of Use District R-H shall apply.
CC COMMERCIAL, COMMUNITY SHOPPING	Provide for shopping, personal service, commercial recreational, and other establishments to meet the needs of residents and workers within the community area and residential development specifically designed to be intermixed with commercial uses.	Business and professional offices, retail stores, eating and drinking establishments, automobile service stations, hotels, motels, including necessary supporting facilities, and residential development when specifically designed to be intermixed with other permitted uses. Churches, schools, cultural institutions, meeting halls, private clubs or lodges, hospitals, convalescent hospitals, printing and publishing establishments, commercial recreation establishments as appropriate to the community. Specialized uses relating to the cultural tradition of the neighborhood. Other uses which are similar or related, including intermixtures of permitted uses on a single parcel.	Permitted non-residential uses, except hotels, shall not exceed 1.2 square feet of gross floor area for each square foot of lot area. Hotels or motels shall not exceed 3.6 square feet of gross floor area for each square foot of lot area. Within Blocks 675, 676, 685 and 686, there may be one hotel or motel not to contain more than 120 rental units. Within Blocks 707, 708, 725, 726, 731, 732, 749 and 750, there may be one hotel or motel not to contain more than 240 rental units. In addition, residential uses may be intermixed at a density governed by the provisions of the Use District RH ^{7/} .	As appropriate to the specific development proposed and as approved by the Agency. For residential use the provisions of Use District R-H shall apply.
CI COMMERCIAL, GENERAL, INTERMEDIATE DENSITY	Provide for intermediate-density business, commercial, and other uses to serve primarily a city-wide or regional market.	Retail stores, personal service establishments, eating and drinking establishments, business and professional offices, commercial recreational establishments, and residential development which is confined to space above the first story and which uses ground level space only for access. Churches, schools, cultural institutions, private clubs or lodges, printing and publishing establishments, used merchandise establishments, and limited wholesale operations related to the community area. Other uses which are similar or related, including intermixtures of permitted uses on a single parcel.	Permitted uses shall not exceed 3.6 square feet of gross floor area for each square foot of lot area. For permitted residential development, not less than 100 square feet of lot area for each Agency Room ^{6/} , ^{7/} .	Up to 10 percent of the lot area as appropriate to the specific development proposed. For residential development, each dwelling unit shall be provided with level usable open space (not accessible to motor vehicles) in the amount of 60 square feet for the first Agency Room ^{6/} in each unit plus 15 square feet for each additional Agency Room ^{6/} . The minimum dimension of usable open space is 6 feet.
CH COMMERCIAL, GENERAL, HIGH DENSITY	Provide for high-density business, commercial, and other uses to serve primarily a city-wide or regional market.	Retail stores, personal service establishments, eating, drinking and commercial recreational establishments, automobile sales and ancillary repair and service functions, business and professional offices, and residential development which is confined to space above the second story and which uses ground level space only for access. Churches, schools, charitable institutions, cultural institutions, convalescent hospitals, private clubs or lodges, printing and publishing establishments, antique shops, and limited wholesale establishments. Other uses which are similar or related, including intermixtures of permitted uses on a single parcel. In addition to the above uses, hotels and motels may be permitted, subject to Agency approval.	Permitted uses shall not exceed 10 square feet of gross floor area for each square foot of lot area. For permitted residential development, for less than 50 feet of lot area for each Agency Room ^{6/} , ^{7/} .	Up to 10 percent of the lot area as appropriate to the specific development proposed. For residential development, each dwelling unit shall be provided with level usable open space (not accessible to motor vehicles) in the amount of 40 square feet for the first Agency Room ^{6/} in each unit, plus 10 square feet for each additional Agency Room ^{6/} . The minimum dimension of usable open space is 6 feet.
I INSTITUTIONAL	Provide for religious, educational, charitable, and cultural facilities serving the community, the city, and the region.	Religious institutions, schools, and such supporting facilities as parking, landscaping, and service. Other uses which are similar or related, including intermixtures of permitted uses on a single parcel.	Permitted uses shall not exceed 3.6 square feet of gross floor area for each square foot of lot area. ^{7/} .	Open space shall be compatible with development in adjacent use district (s).
P PUBLIC	Provide for necessary public facilities to carry out intent of Plan.	Public buildings and public areas, including but not necessarily limited to public schools, fire stations, parks, public malls, health centers, and Civic Center expansion. Other uses which are similar or related, including intermixtures of permitted uses on a single parcel.	For uses where density is relevant, standards shall be those applied to the adjacent use district (s).	Open space shall be compatible with development in adjacent use district (s).

- ^{1/} Necessary public utility facilities may be located in any use district subject to approval of the Agency.
- ^{2/} Charitable institutions may be located in any use district subject to approval by the Agency and provided that the particular site in the project is not used for the collections, repair, manufacture, storage, or direct sale of goods and commodities, except where such uses are specifically permitted.
- ^{3/} Existing residential uses of properties designated on Map II as eligible for retention may be continued in such use if appropriately rehabilitated even though new residential development is not permitted in the use district in which they are located.
- ^{4/} Existing properties designated on Map II as eligible for retention and which are now legally used as offices, mortuaries, pet hospitals, automobile repair garages, or automobile service stations may be continued in such uses if appropriately rehabilitated.

- ^{5/} With approval of the Agency, community parking facilities may be located in any use district. Public parking facilities located in CI or CH use districts and in enclosed structures, may include sale of gasoline and automobile servicing but not automobile repair.
- ^{6/} An Agency Room is a private enclosed space of principal habitation defined as a living room, dining room, kitchen, family room, study, den, library, bedroom, or similar major room in a dwelling unit, but not including bathrooms, closets, hallways, or similar rooms.
- ^{7/} Gross floor area shall be the sum of the gross enclosed areas of the several floors of a building measured from the interior faces of exterior walls less a basement or cellar space used only for storage and all spaces used exclusively for supporting services related to occupancy or operation of the building, required off-street parking and loading spaces, arcades, walkways and similar features at or near grade and accessible to the general public, and balconies, porches, roof decks, terraces, and similar features not used for primary access and being not more than three-fourths enclosed by walls or roofs.

2. Light, Air, and Privacy

Space shall be maintained between separate buildings to provide adequate light, air, and privacy.

3. Open Space

The minimum amount of open space in areas to be developed for private use shall be determined by the application of development standards. Application of such standards will result in not less than 30 percent open space in the project.

Those portions of building sites not containing structures shall be landscaped so as to complement the buildings and the entire site development. Paved areas shall be treated as integral elements in a comprehensive landscape design and shall be developed with individuality and quality of construction.

The Agency shall encourage the cooperation of developers in the construction and maintenance of a comprehensive and integrated system of inviting and well-lighted greenways to provide direct pedestrian movement to and from schools, parks, playgrounds, commercial centers, and other frequently visited facilities and places. These pedestrian routes, both on and away from public streets, should be marked with distinctive landscaping, including clusters of what will become tall trees at key junction points.

Groups of new buildings shall be so sited as to provide visually defined open spaces of a scale and type of development suitable to the surrounding building types and uses. All building site open spaces shall be landscaped in accordance with plans prepared by the redeveloper and approved by the Agency.

4. Height Limitations

Building heights shall be determined by density standards, open space, the economics of development, and the requirements of good design. The desirable urban design will involve in some instances a uniformity in building heights and, in other instances, a variety in building heights.

5. Setbacks

No setback limits are established herein. In the location of buildings, emphasis shall be placed upon the enclosure of usable open space and the achievement of an attractive urban design.

6. Land Coverage

Land coverage shall be determined by the application of standards for density, floor area ratios, setbacks, open space standards, off-street parking and the requirements of good design. Groups of

structures shall be so designed as to produce an esthetically pleasing total composition.

Emphasis shall be placed on the enclosure of usable open spaces and on providing definition to the streets and public rights-of-way.

7. Off-Street Parking

Adequate parking spaces shall be provided to serve the users of all new developments and facilities established in the area. Agency review of redevelopment plans shall be based on standards for provision of adequate parking shown on the TABLE OF PARKING REQUIREMENTS following this section.

All parking spaces shall be readily accessible and shall be at least 160 square feet in area except that where twenty (20) or more spaces are required, the twentieth such space and each fifth such space in addition to twenty (20) spaces may be a compact-car space and shall be at least 127.5 square feet in area. Every required space shall be of usable shape. The area of each such space shall be exclusive of driveways, aisles and maneuvering areas. Vertical clearance shall be not less than 7½ feet in driving lanes and not less than 7 feet in parking areas.

In structures developed for mixed commercial and residential uses, parking requirements for each use must be met.

All off-street parking spaces shall be screened from view from public rights-of-way by an appropriate fence or structure at least six feet high supplemented by suitable landscaping. Openings for access in such screen fence shall not have a horizontal span of more than 18 feet.

Required parking spaces for multiple residential dwellings shall be located not more than 250 feet from the building served, and for other buildings not more than 800 feet from the building served.

Joint use of parking spaces may be approved by the Agency providing the Agency finds and determines that such joint use will adequately serve the needs of the joint users.

Provision of fewer parking spaces than established in the TABLE OF PARKING REQUIREMENTS may be approved by the Agency for a new development if the Agency finds and determines that such fewer spaces will adequately serve the needs of the users of the new development.

Within rehabilitation sites, parking spaces may be required up to the standards established herein consistent with the design objectives set forth in the property rehabilitation standards.

Required parking spaces may be provided by the developer alone or jointly with the developers of adjacent properties, or by a separate public or private entity if firm assurances satisfactory to the Agency are obtained of the continuing availability of spaces to property users.

TABLE OF PARKING REQUIREMENTS

<u>USE</u>	<u>MINIMUM SPACES REQUIRED</u>
Residential (except as specified below)	One for each dwelling unit.
Residential, dwellings specifically designed for and occupied by elderly persons and limited to occupancy by such persons by requirements acceptable to the Agency.	One for each two (2) dwelling units.
Boarding house, guest house, dormitory, club, and similar facilities	One for each three (3) bedrooms or for each six (6) beds whichever results in a greater requirement; a minimum of two (2) spaces is required.
Hospital, convalescent hospital and similar facilities	One for each four (4) beds; a minimum of four (4) spaces is required.
Hotel	One for each two (2) guest bedrooms plus one for the manager's dwelling unit, if any.
Motel	One for each rental unit plus one for the manager's dwelling unit, if any.
Church	One for each ten (10) seats by which the number of seats in the main auditorium exceeds one hundred (100).
Theater or Auditorium	One for each eight (8) seats.
Medical or dental offices or clinic	One for each three hundred (300) square feet of occupied floor area.
Other business offices	One for each five hundred (500) square feet of occupied floor area.
Restaurant, night club, bowling alley and similar establishments	One for each two hundred (200) square feet of occupied floor area.
Retail space devoted to handling bulky merchandise such as automobiles or furniture	One for each one thousand (1,000) square feet of occupied floor area.

USEMINIMUM SPACES REQUIRED

Other retail space

One for each five hundred (500) square feet of occupied floor area up to twenty thousand (20,000) square feet, plus one for each two hundred fifty (250) square feet of occupied floor area in excess of twenty thousand (20,000) square feet.

Service, repair or wholesale sales space

One for each one thousand (1,000) square feet of occupied floor area.

Mortuary

Not less than five.

8. Off-Street Loading

Off-street loading facilities shall be provided in accordance with the following table:

<u>Use</u>	<u>Gross Floor Area of Building or Use (sq. ft.)</u>	<u>Number of Loading Spaces Required</u>
Retail and wholesale sales, manufacturing and all other primarily goods handling	0- 10,000	0
	10,001- 30,000	1
	30,001- 60,000	2
	60,001-100,000	3
	over-100,000	4 plus 1 for each additional 80,000 square feet.
Offices, hotels, and all other uses not included above	0- 10,000	0
	10,001-100,000	1
	100,001-250,000	2
	over 250,000	3 plus 1 for each additional 400,000 square feet
Apartment Houses	100,000 and over	1 for each 100,000 square feet of floor area.

Each loading space provided shall be of usable shape, accessible, and shall be not less than ten (10) feet in width, thirty-five (35) feet in length, and fourteen (14) feet in height including entry and exit except that the first such space required shall be not less than ten (10) feet in width, twenty-five (25) feet in length, and twelve (12) feet in height including entry and exit. These dimensions shall be exclusive of platforms, driveways and maneuvering areas.

9. Signs

All signs in the Project shall be designed and constructed to be complementary elements in total environment. Each sign shall identify only the user and/or use of the particular property or portion thereof on which the sign is located. Each sign shall be of size, shape, material, color, type of construction, method and intensity of lighting, and location to be in scale with and harmonious with development on its site and on adjacent sites in the Project and shall conform to guidelines established by the Agency. No roof signs shall be permitted. No sign shall move or have any moving parts.

Plans for all signs shall be submitted to the Agency as part of the development plans or rehabilitation plans for each building. The Agency shall evaluate the plans to ensure conformity with the above provisions.

Billboards and other general advertising signs are prohibited in the Project Area.

No exterior signs shall be erected for shopping and service establishments incorporated in residential structures in RH Use Districts.

Exterior signs on public or community parking garages shall be limited to identifying the function of the structure. There shall be not more than one sign per garage entrance. If such a garage is located in a commercial use district and automobile service facilities are available, there may be provided one sign at each garage entrance to so indicate. Such signs shall not exceed 12 square feet in area.

10. Interim Parking

The Agency may use cleared land within the Project for surface parking, or lease it temporarily for such purpose, pending its conveyance to the redeveloper.

D. Variances

The land use provisions and development standards set forth above shall be applied by the Agency in order to achieve the purposes of this Plan for the redevelopment of the Project Area; provided, however, that with respect to those physical standards and requirements relating to size of buildings; height or bulk of buildings; number of buildings; light, air, and privacy; open space (other than that publicly owned); density of development; land coverage; off-street parking and loading requirements; the Agency may, in its discretion, modify such standards or requirements where, owing to unusual and special conditions, enforcement of the development standards would result in undue hardships, or would constitute an unreasonable limitation beyond the intent and purposes of such standards, subject to the condition that the Agency shall find and determine that such modification results in substantial compliance with the intent and purposes of the standards or requirements.

In the case of properties subject to rehabilitation, variances from the development standards of this Plan except land use may be granted at the discretion of the Agency where enforcements would preclude such retention and rehabilitation, provided such variances are consistent with the intent and purpose of the standards and requirements.

E. Alternate Land Use

The Agency may sell or lease Project land for development in accordance with either the primary or alternate land use designated on the Land Use Map. Land having primary and alternate use designations shall be offered for sale for either use but not for both. If, subsequent to the offer of sale for one use, development of such land to the other use appears to be in the best public interest, the Agency may authorize development for such other use, subject to such conditions as it may impose. Upon completion of the improvements for the use for which the Agency authorized actual conveyance of the property, the other use designation shall cease to have force and effect.

III PROJECT PLAN PROPOSALS

A. Owner Participation

To the extent compatible with the purposes of the Plan and appropriate redevelopment of the Project, owners of real property in the Project may, subject to rules and regulations including standards for rehabilitation promulgated by the Agency, be accorded the opportunity to participate in the redevelopment of the Project. Such participation shall be contingent upon execution by such owner of a binding agreement (hereinafter called "owner participation agreement") by which the property retained or acquired will be developed and used in conformity with the Plan, the Declaration of Restrictions, and the Owner Participation Rules and Regulations promulgated by the Agency. Standards for rehabilitation will be set forth in the Owner Participation Rules and Regulations.

Owner participation necessarily will be subject to and limited by such factors as the nature, condition and use of existing improvements, the reduction of the total number of individual parcels in the Project, the elimination of certain land uses, the realignment of streets, the construction of new public facilities and improvements, and the ability of owners to finance acquisition, rehabilitation and redevelopment in accordance with the Plan and in accordance with such controls as may be found necessary to insure that redevelopment is carried out pursuant to the development standards of the Plan.

The Agency will not acquire real property which is retained by an owner under an owner participation agreement unless said owner fails, refuses or neglects to perform his obligations under said agreement. In the event of failure of an owner to participate pursuant to, and in full compliance with, the terms of an owner participation agreement, the

Agency, at its option, may seek specific performance of said agreement or acquire the property of such owner participant in accordance with the provisions of said agreement and thereafter sell said property for redevelopment in accordance with the Plan.

B. Land Acquisition

1. All real property located in the Project, except as specifically exempted herein, may be acquired by the Agency by gift, devise, exchange, purchase, condemnation or any other lawful method. The public interest and necessity require the use of the power of eminent domain by the Agency to acquire those real properties in the Project which the Agency can not acquire by other lawful methods.
2. The Agency will not acquire real property owned by public bodies which will not consent to its acquisition; provided, however, that any such public property may be acquired by the Agency if it is transferred to private ownership before the Agency completes land disposition within the entire Project, unless the Agency and the private owner enter into an owner participation agreement concerning said property.

C. Property Management

Property acquired by the Agency in the Project shall be under the management and control of the Agency during its ownership of such property. Such property may be rented or leased by the Agency pending its conveyance for redevelopment.

D. Relocation

1. The Agency shall assist all persons (including families, business concerns and others) displaced by Project activities in finding other locations and facilities. In order to carry out redevelopment with a minimum of hardship to persons displaced from their homes, individuals and families shall be assisted in finding housing which is decent, safe, sanitary and within their financial means in reasonably convenient locations and otherwise suitable to their needs. In order to facilitate the rehousing of families and single persons who are displaced from their homes in the project area, the Agency will utilize aids presently available and those which may hereafter become available through City, State and Federal legislation, and for such purposes may use funds derived from any public or private source.
2. The Agency shall make relocation payments to persons (including families, business concerns and others) displaced by redevelopment, for moving expenses and direct losses of certain personal property for which reimbursement or compensation is not otherwise made. Such relocation payments shall be made pursuant to Agency rules and regulations and such payments shall be made only to the extent eligible for payment from funds made available for these specific purposes by the Federal Government or other sources.

E. Land Disposition

Subject to the provision of Section IV, all real property acquired by the Agency in the Project which is sold or leased for development or redevelopment for private uses shall be sold or leased at prices which are not less than fair value for uses in accordance with the Plan.

Purchasers or lessees of property shall be obligated, pursuant to appropriate disposition documents, to develop and use the property for the purposes designated in the Plan, to begin development of the property within a period of time which the Agency fixes as reasonable, and to comply with other conditions which the Agency deems necessary to carry out the purposes of the Plan.

F. Redeveloper's Obligations

In order to provide adequate safeguards that the work of redevelopment will be carried out pursuant to the Plan, owner participation agreements, and agreements for the disposition of land by the Agency shall include provisions recognizing and requiring that:

1. The purchase of land is for redevelopment and not for speculation and reserving to the Agency such powers and controls as may be necessary to prevent transfer, retention or use of the property for speculation purposes;
2. The land shall be built upon and improved in conformity with the development standards of the Plan and the Declaration of Restrictions;
3. All developers and owner participants shall submit preliminary architectural plans, site and landscape plans and final plans including landscaping and sign plans, and specifications of the improvements proposed to be constructed on the land for architectural review and approval by the Agency in order to insure that development and construction will be carried out in a manner which will effectuate the purposes of the Plan. As a part of such plans and specifications developers and, if required by the Agency, owner participants shall submit time schedules for the commencement and completion of such improvements. All such plans and schedules shall be submitted within the time specified in the respective agreements with such developers and owner participants.
4. By and for the contracting parties, their heirs, executors, administrators and assigns, there shall be no discrimination against or segregation of any person or group of persons on account of race, creed, color, national origin or ancestry in the sale, lease, sub-lease, transfer, use, occupancy, tenure or enjoyment of the premises therein described, nor shall the contracting parties, or any person claiming under or through them, establish or permit any such practice or practices of discrimination or segregation with reference to the selection, location, number, use or occupancy of tenants, lessees,

sublessees or vendees in the premises described. All deeds, leases or contracts for the sale, lease, sublease or other transfer of any land shall be submitted to the Agency for approval and all such deeds, leases or contracts shall contain the nondiscrimination and nonsegregation clauses specified in Section 33436 of the California Community Redevelopment Law.

IV OTHER PLAN PROVISIONS

A. Moderate Income and Senior Citizen Housing

In accordance with community needs and objectives, a portion of the Project may be allocated and sold or leased by the Agency for construction of moderate-priced private housing for sale or rental primarily to single persons, or families of moderate income or to senior citizens (persons 62 years of age or over). Families and persons displaced from their present residences by redevelopment project activities or other public action will be accorded priority in such housing in accordance with rules and regulations to be established by the Agency.

In order to insure that sales prices, rent levels and standards of construction and maintenance will be consistent with the needs of such persons and families, disposition of properties for such purposes shall be subject to the following special provisions in addition to the general provisions of this Plan:

1. The price established by the Agency for the sale of the property to the developer will take into consideration the need for moderate-priced private housing and senior citizen housing in the community, and will reflect the fair value of the property for such specialized use.
2. The Agency shall require the highest maintenance, design and construction standards feasible and consistent with the achievement of low rentals and sales prices.
3. Each developer's proposal shall include the sources and methods of financing, including subsidies, if any.
4. Residential property shall normally be sold to developers offering the lowest sales prices or rentals, after consideration of the financial soundness of each proposal, the adequacy of services and maintenance to be provided, the quality of proposed design and construction, and the degree to which the needs of persons and families of moderate income and senior citizens are to be fulfilled.

B. Public Housing

In accordance with community needs and objectives, land may be allocated and sold or leased by the Agency for the construction of not to exceed

275 public housing units on scattered sites, and of not to exceed 200 public housing units for the elderly. Sites selected by the Agency within the Project are hereby approved without necessity for further review and action specified in Resolution No. 9268 (Series of 1939) and Resolution No. 6-65.

C. Rehabilitation

Existing structures in the Project which remain shall be rehabilitated in their entirety in accordance with applicable current codes and ordinances of the City and County of San Francisco and the State of California as supplemented and expanded by Minimum Property Rehabilitation Standards formulated by the Agency. The Standards formulated by the Agency for residential structures shall conform to and be based upon current Federal Housing Administration Minimum Property Standards for Urban Renewal Rehabilitation.

D. Financial Plan

For the purpose of carrying out the Project, the Agency will obtain a project temporary loan from the United States of America (hereinafter called the "Government") in the estimated amount of Sixty-Nine Million Six Hundred Five Thousand Six Hundred and Eighteen Dollars (\$69,605,618). The obligations evidencing the Agency's indebtedness to the Government for the project temporary loan shall be in a form satisfactory to the Government. Said obligations will not be a debt of the City and County of San Francisco, the State of California nor any of its political subdivisions. Neither the City and County of San Francisco, the State of California nor any of its political subdivisions shall be liable on said obligations nor in any event shall the obligations be payable out of funds or properties other than those of the Agency, and the obligations shall so state on their face.

The purposes for which the proceeds obtained from the project temporary loan shall be spent are: (1) the acquisition of Project land; (2) the expenses incurred through the relocation of persons residing in the Project; (3) the expenses relating to the razing, demolition or removal of buildings and other improvements in the Project; (4) the expenses in connection with the disposition of Project land; (5) the expenses of administering the Project, including interest charges, and other expenses necessary to effectuate the Plan.

The Agency will make payment on the project temporary loan obligations from the proceeds of the disposition of project land estimated at Thirty-One Million Nine Hundred Eighty Thousand Six Hundred and Twenty-Six Dollars (\$31,980,626), and from a Capital Grant from the Government estimated at Thirty-Seven Million Six Hundred and Twenty-Four Thousand Nine Hundred and Ninety-Two Dollars (\$37,624,992).

Both the project temporary loan and the Capital Grant or Grants are to be made by the Government to the Agency under the terms of a certain Contract entered into by and between the Agency and the Government. The Capital Grant or Grants will not be made to the Agency by the

Government until local grants-in-aid have been provided, as required by the Contract referred to in the preceding paragraph of the Plan.

Pursuant to the provisions of Title I of the Housing Act of 1949, as amended, the Agency will pool the non-cash local grant-in-aid credits for such site improvements and public facilities which the City and County of San Francisco Unified School District will provide in connection with the Embarcadero-Lower Market, and the two Western Addition and Diamond Heights Projects. Thus, the excess non-cash local grant-in-aid credits for site improvements and public facilities to be provided with respect to the Diamond Heights, the first Western Addition and the Embarcadero-Lower Market Projects shall be utilized to finance this second Western Addition Project.

Said site improvements and public facilities shall include, without being limited to, the items listed in pages 17 through 22 for which funds are presently provided or for which funds will be provided by the Board of Supervisors of the City and County of San Francisco at the time of or in connection with the adoption of the Plan.

It is recognized that the figures shown herein are estimated figures and are subject to revision. The extent of the City's contribution and commitment for local grants-in-aid will be contained in the Ordinance adopting the Redevelopment Plan and in the Ordinance adopting the Cooperation Agreement, and in any subsequent Ordinances required to effect amendments thereto.

It is further recognized that the estimates regarding the disposition of land acquired by the Agency and the estimated costs of the site improvements and public facilities listed on pages 17 through 22 are subject to further revision. In the event that the local grant-in-aid credits obtained by the provision of facilities and improvements listed on pages 17 through 22 are not equal to one-third of the aggregate net project costs of the Diamond Heights, the two Western Addition and Embarcadero-Lower Market Projects, the City and County of San Francisco, subject to its fiscal laws, will provide such additional non-cash or cash grants-in-aid as may be necessary to increase the total amount of non-cash and cash local grants-in-aid to not less than one-third of the aggregate net project costs thereof.

It is the intention of the City and County of San Francisco to provide the additional public facilities listed below for which funds are not presently available on designated land presently owned by the City and County of San Francisco within the designated Project or on land within the designated Project to be acquired by the City and County of San Francisco. Provisions for the expenditures necessary to provide the public facilities listed below for which funds are not presently available shall be subject to such action as may be required by law.

WESTERN ADDITION A-2 PROJECT

- Street Lighting
- Sewers
- Traffic Signals
- Police and Fire Call
- Muni Railway Improvements

<u>DIAMOND HEIGHTS PROJECT</u>	<u>ESTIMATED COST</u>	<u>FUNDS APPROPRIATED, APPROPRIATIONS PEND- ING, OR FUNDS AVAIL- ABLE WHEN NEEDED</u>	<u>APPROPRIATION NO.</u>	<u>ESTIMATED LOCAL GRANTS-IN- AID</u>
NON-CASH				
1. Glen Canyon Trunk Sewer	\$ 136,883	\$ 136,883	Costs certified and accepted	\$ 84,611
2. Firehouse Recon- struction	82,575	82,575	Costs certified and accepted	27,525
3. Police and Fire Call Wiring	85,055	85,055	233.500.001	85,055
4. Widening & Improvement of Bemis Street	55,195	55,195	(1.685.500.135	
	10,622	10,622	(0.684.513.006	39,188
			2.151.200.171.02	7,541
5. Bemis Street Sewer	6,655	6,655	804.550.101	4,725
6. Water Distribution System and 20" Water Main Relocation	454,747	454,747	5-747-514-000	454,747
	171,193	171,193		171,193
7. Elementary School Site	195,114	195,114	Purchased 1964	195,114
School	1,000,000*			1,000,000
8. Home School Site	24,427	24,427	Purchased 1964	24,427
9. Junior High School Site	403,950*			100,988
School	3,000,000*			750,000
10. New Firehouse	380,000	16,500	Land Purchased 1964	
		30,400	1964-65 Budget	188,480
11. Playgrounds	972,605	153,160	2.657.609.000	972,605
		125,000	656.500.221	
		122,445	801.601.657	
		25,000	817.000.037	
		28,000	1964-65 Budget	
12. State Tax Deeded Lands Heretofore Donated	35,070	35,070		35,070
Sub-total	<u>\$7,014,091</u>	<u>\$1,758,041</u>		<u>\$4,141,269</u>

*Subject to Bond Issue

<u>DIAMOND HEIGHTS PROJECT</u>	<u>ESTIMATED COST</u>	<u>FUNDS APPROPRIATED, APPROPRIATIONS PEND- ING, OR FUNDS AVAIL- ABLE WHEN NEEDED</u>	<u>APPROPRIATION NO.</u>	<u>ESTIMATED LOCAL GRANTS-IN- AID</u>
CASH				
1. Cash	\$ 143,127	\$ 143,127	Paid to Agency	\$ 143,127
2. Real Estate Tax Credits	<u>6,000</u>	<u>5,180</u>	Recorded	<u>6,000</u>
Sub-total	<u>\$ 149,127</u>	<u>\$ 148,307</u>		<u>\$ 149,127</u>
TOTAL	<u>\$7,163,218</u>	<u>\$1,906,348</u>		<u>\$4,290,396</u>
<u>WESTERN ADDITION A-1 PROJECT</u>				
NON-CASH				
1. Geary Street Widening	\$4,342,000	\$3,232,000 110,000 1,000,000	5-672-500-232 5-685-600-069 806-000-200	\$2,143,095
2. Webster Street Widening	800,000	800,000	5-672-500-233	98,248
3. O'Farrell Street Improvements (Portion Within Project)	239,294	239,294	Costs Certified	20,709
4. Eddy Street Improve- ments (Portion bordering Project)	25,647	25,647	Costs Certified and Accepted	12,824
5. Ellis Street Improve- ments (Portion within Project)	60,452	60,452	Costs Certified and Accepted	60,452
6. Traffic Signals Post Street Geary Street	40,910 49,090	40,910 49,090	5-685-500-004 5-685-500-004	20,455 15,954
7. Fire and Police Boxes	16,240	16,240	5-233-913-000	12,649
8. Low Pressure Water	80,789	80,789	5-747-515-000	47,990
9. Auxiliary Water System a. High Pressure and Water Mains	89,000	9,000 80,000	5-423-500-145 5-672-500-232	89,000
b. Cisterns	100,000	100,000	6-423-503-145	100,000

WESTERN ADDITION A-1 PROJECT	ESTIMATED COST	FUNDS APPROPRIATED, APPROPRIATIONS PEND- ING, OR FUNDS AVAIL- ABLE WHEN NEEDED	APPROPRIATION NO.	ESTIMATED LOCAL GRANTS-IN- AID
10. Street Lighting	\$ 217,300	\$ 154,850 62,450	5-715-503-000 5-715-503-000	\$ 163,489
11. Sewers	396,000	396,000	804-000-050	252,237
12. Girls High School (Conversion)	1,102,926	1,102,926	Costs Certified and Accepted	190,806
13. Raphael Weill School Expansion	45,532	45,532	809-550-372	7,923
Additional Land Construction	74,578 500,000	74,578 500,000	Purchased 1962 819-000-136	12,976 87,000
14. Hayward Playground	324,075	324,075	Actual Costs	74,537
15. Firehouse-Turk and Webster Streets	225,594	225,594	Costs Certified and Accepted	30,455
16. Hamilton Recreation Center	1,465,196	765,196 350,000	807-550-044 5-657-602-000	172,893
	888,970	388,970	Land Purchased 1962	104,899
		50,000	1.656.500.205	
		175,000	2.656.500.205	
		275,000	3.423.500.656	
17. State Tax Deeded Lands Heretofore Donated	14,800	14,800	Title Clear and Recorded	14,800
Block 722, Lot 1				
Block 712, Lots 12 & 13				
18. Public Parking Garage				
Land	256,640)		Approved by Board of Supervisors	3,356,640
Construction	3,100,000)			
Sub-total	<u>\$14,455,033</u>	<u>\$10,748,393</u>		<u>\$7,090,031</u>
CASH				
1. Interest Allowance for use of City Funds			Recorded	7,909
2. Real Estate Tax Credits	\$ 392,091	\$ 390,393	Recorded	\$ 392,091
Sub-total	<u>\$ 392,091</u>	<u>\$ 390,393</u>		<u>\$ 400,000</u>
TOTAL	<u><u>\$14,847,124</u></u>	<u><u>\$11,138,786</u></u>		<u><u>\$7,490,031</u></u>

<u>EMBARCADERO-LOWER MARKET PROJECT</u>	<u>ESTIMATED COST</u>	<u>FUNDS APPROPRIATED, APPROPRIATIONS PEND- ING, OR FUNDS AVAIL- ABLE WHEN NEEDED</u>	<u>APPROPRIATION NO.</u>	<u>ESTIMATED LOCAL GRANTS-IN- AID</u>
NON-CASH				
1. Street Work	\$ 1,672,160	\$1,672,160	(9.672.500.259 (9.672.500.260 (9.672.500.261 (9.685.500.111	\$ 993,400
2. Sewers	577,960	577,960	812.556.426	499,935
3. Traffic Control	25,000	25,000	Included in various Appropriations for Street Work	14,062
4. Fire-Police Call Boxes	28,613	28,613	233.500.005	21,000
5. Street Lighting	163,000	29,000 134,000	3.685.500.250 1964 Bond Issue	102,150
6. L.P. Water	63,505	63,505	2.747.500.000	63,505
7. AWSS and L.P. Hydrants	122,175	122,175	423.509.145	91,631
8. Diversion Structures and Pump Station	1,610,000 92,000	1,610,000 92,000	812-000-300 812-550-306	322,000 18,000
9. Ferry Park Convenience Station & Gardener's Supply & Tool Area Improvements on Park Authority Land	93,000 115,000	93,000 115,000	1.657.607.000 1.657.607.000	30,690 77,050
10. Public Parking Structure Land Building & Mall	2,072,000 4,981,000		Included in Embarcadero- Lower Market Red. Plan & Coop. Agreement	1,305,360 3,138,030
Sub-total	<u>\$11,615,413</u>	<u>\$4,562,413</u>		<u>\$6,676,813</u>
CASH				
1. Local Planning Funds Provided	59,820	59,820	Audited and Accepted	59,820
2. Real Estate Tax Credits	<u>750,000</u>	<u>558,624</u>	Recorded	<u>750,000</u>
Sub-total	<u>\$ 809,820</u>	<u>\$ 618,444</u>		<u>\$ 809,820</u>
TOTAL	<u><u>\$12,425,233</u></u>	<u><u>\$5,180,857</u></u>		<u><u>\$7,486,633</u></u>

WESTERN ADDITION A-2 PROJECT	ESTIMATED COST	FUNDS APPROPRIATED, APPROPRIATIONS PEND- ING, OR FUNDS AVAIL- ABLE WHEN NEEDED	APPROPRIATION NO.	ESTIMATED LOCAL GRANTS-IN- AID
NON-CASH				
1. Webster Street Widening completed: through (4 blocks) boundary (½ block)	\$ 800,000	\$ 800,000	5-672-500-233	\$ 221,557 15,164
Projected: Through Boundary	686,270 111,207			433,021 34,931
2. Raphael Weill School Additional Land Construction	74,578 500,000	74,578 500,000	Purchased 1962 819-000-136	29,235 196,000
3. Hamilton Recreation Center	888,970	388,970 50,000 175,000 275,000	Land purchased 1962 1.656.500.205 2.656.500.205 3.423.500.656	320,918
4. Western Addition	220,800	10,800 210,000	1.423.515.631 2.423.503.631	117,907
5. Westside Health Center	523,000	523,000	15.423.505.513	133,365
6. John Swett School Site Construction	275,000 1,000,000			275,000 1,000,000
7. Fulton St. Widening Through Boundary	168,165 341,501			136,092 137,967
8. Turk Street Widening Through Boundary	911,327 327,974			508,502 142,754
9. 3 Diagonal Streets Turk to Golden Gate Fulton to McAllister Fulton to Grove	201,358 201,358 329,178			97,375 148,027 242,436
Sub-total	<u>\$7,560,686</u>	<u>\$3,007,348</u>		<u>\$4,190,251</u>

<u>WESTERN ADDITION A-2 PROJECT</u>	<u>ESTIMATED COST</u>	<u>FUNDS APPROPRIATED, APPROPRIATIONS PEND- ING, OR FUNDS AVAIL- ABLE WHEN NEEDED</u>	<u>APPROPRIATION NO.</u>	<u>ESTIMATED LOCAL GRANTS-IN- AID</u>
CASH				
1. Real Estate Tax Credits	<u>\$ 1,000,000</u>	<u></u>		<u>\$ 1,000,000</u>
TOTAL	<u>\$ 8,560,686</u>	<u>\$ 3,007,348</u>		<u>\$ 5,190,251</u>
TOTAL ALL PROJECTS	<u>\$42,996,261</u>	<u>\$21,233,339</u>		<u>\$24,457,311</u>

Amount required to finance Diamond Heights,
Western Addition, Embarcadero-Lower Market,
and Western Addition Area 2 (1/3 of \$69,536,145
aggregate net project cost of all projects)

\$23,178,715

Surplus non-cash Local Grants-in-aid to be
supplied to the aforementioned projects or
to future projects.

\$ 1,278,596

Subsequent to the provision of funds by the City and County of San Francisco and/or the San Francisco Unified School District for the installation of any of the aforementioned public facilities, for which funds are not presently available, the Agency shall request the Urban Renewal Administration to take appropriate action to effect additional non-cash local grant-in-aid credits resulting therefrom, to be applied to the aforementioned projects or to future projects.

E. Actions by the City

Subject to the policies and procedures established under its Charter and existing codes and regulations, the City and County of San Francisco shall aid and cooperate in the undertaking of the Project by:

1. Institution of proceedings for opening, closing, vacating, widening or changing the alignment or grade of streets and alleys and for other necessary modifications of the street layout in the Project.
2. Conveying vacated street areas (except those contemplated for retention for other public use) to the Agency without cost.
3. Institution of proceedings necessary for changes of improvements in publicly-owned public utilities within or affecting the Project.
4. Approving the required sale or exchange of land by and between local public bodies and City Departments concerned.
5. Approving the necessary sale or exchange of land by and between the Agency and the City Departments concerned.
6. Making the necessary changes in zoning use districts within the Project so as to conform to the land use provisions of the Plan.
7. Making inspections, determinations and enforcement necessary to assure that buildings remaining in the Project conform to all applicable health, safety, housing, building and other codes and regulations of the City and County of San Francisco and the State of California.

F. Payment for Property Condemned

The financial plan described herein includes funds to pay for property acquired by the Agency. The Agency will pay the fair market value for all property acquired. In the condemnation of any real property, the Agency will comply with all the provisions of law relative to the exercise of the right of eminent domain.

G. Enforcement of Plan

The provisions of the Plan and other documents formulated pursuant thereto may be enforced by the Agency in any manner authorized by law.

H. Duration of Plan

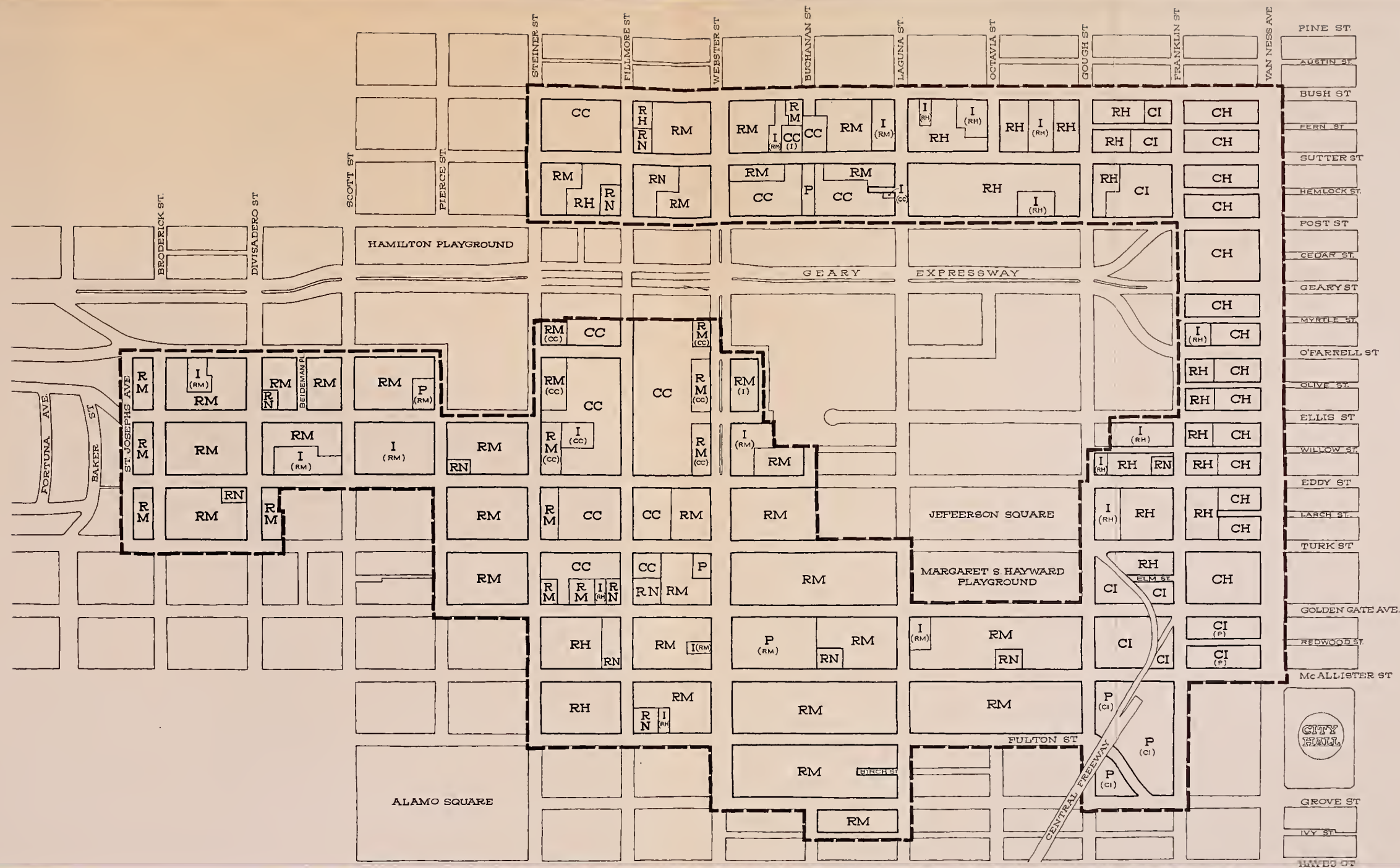
The provisions of the Plan and the provisions of other documents formulated pursuant thereto shall be effective for a period of thirty (30) years from the date of adoption of this Plan by the Board of Supervisors of the City and County of San Francisco except for the non-discrimination and non-segregation provisions which shall continue in perpetuity. Any declaration of restrictions formulated pursuant to this Plan may contain provisions for the extension of such Declaration of Restrictions for successive periods.

I. Severability

If any provision, section, subsection, subdivision, sentence, clause or phrase of the Plan is for any reason held to be invalid or unconstitutional, such decision shall not affect the validity of the remaining portion or portions of the Plan.

J. Procedure for Amendment

This Plan may be amended in any manner as is now or hereafter may be permitted by law.



LEGEND :

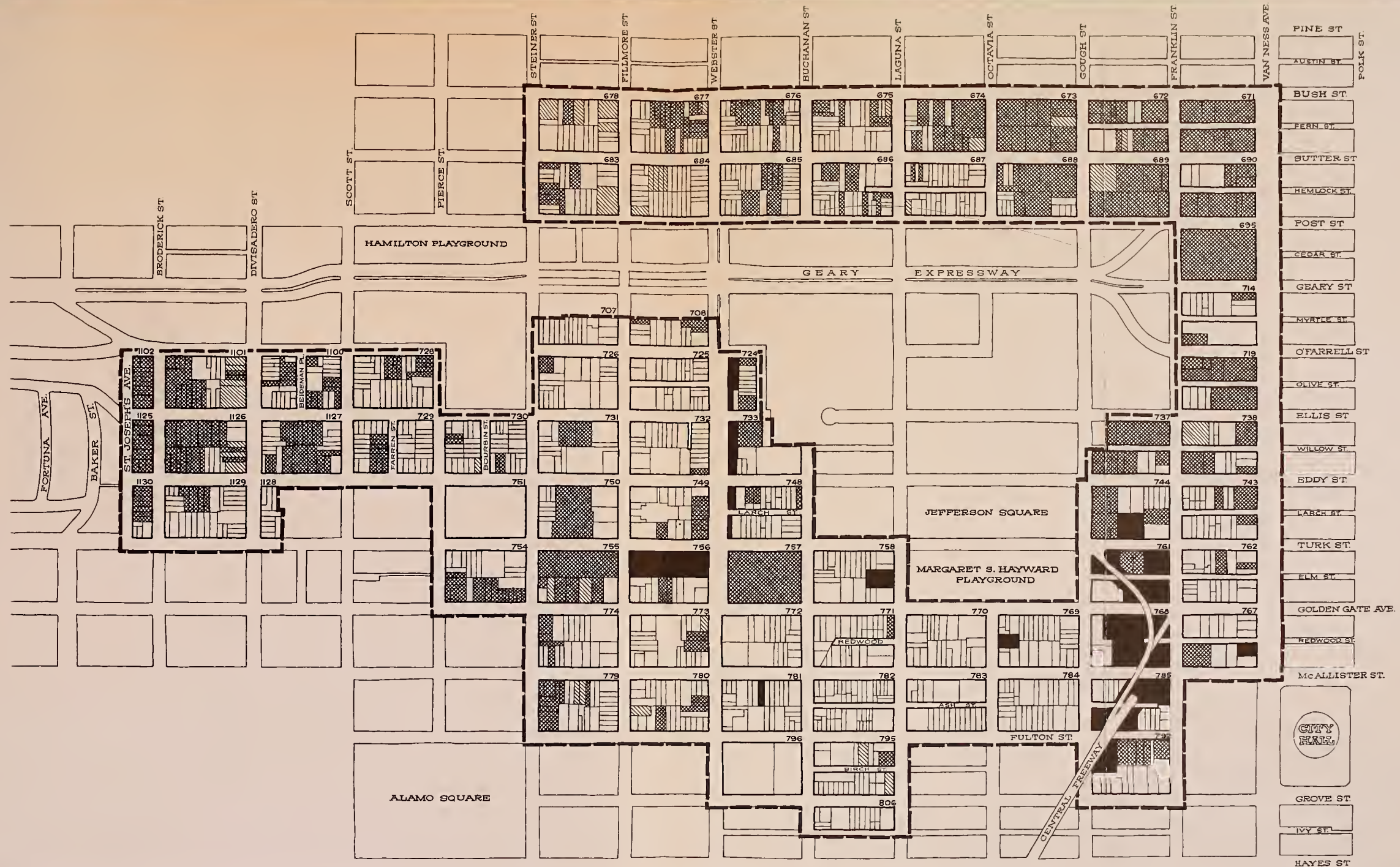
RM	RESIDENTIAL, MEDIUM DENSITY	CC	COMMERCIAL, COMMUNITY SHOPPING
RH	RESIDENTIAL, HIGH DENSITY	CI	COMMERCIAL, GENERAL INTERMEDIATE DENSITY
RN	RESIDENTIAL AND NEIGHBORHOOD COMMERCIAL	CH	COMMERCIAL, GENERAL, HIGH DENSITY
()	ALTERNATE USES SHOWN IN PARENTHESES	I	INSTITUTIONAL
---	PROJECT BOUNDARY	P	PUBLIC

WESTERN ADDITION AREA A-2






LAND USE

NOTE: LAND USE AREAS AND RIGHTS-OF-WAY SHOWN ARE SCHEMATIC AND ARE SUBJECT TO ADJUSTMENTS TO ACCOMMODATE FINAL SURVEYS AND ENGINEERING DETAILS.





LEGEND :

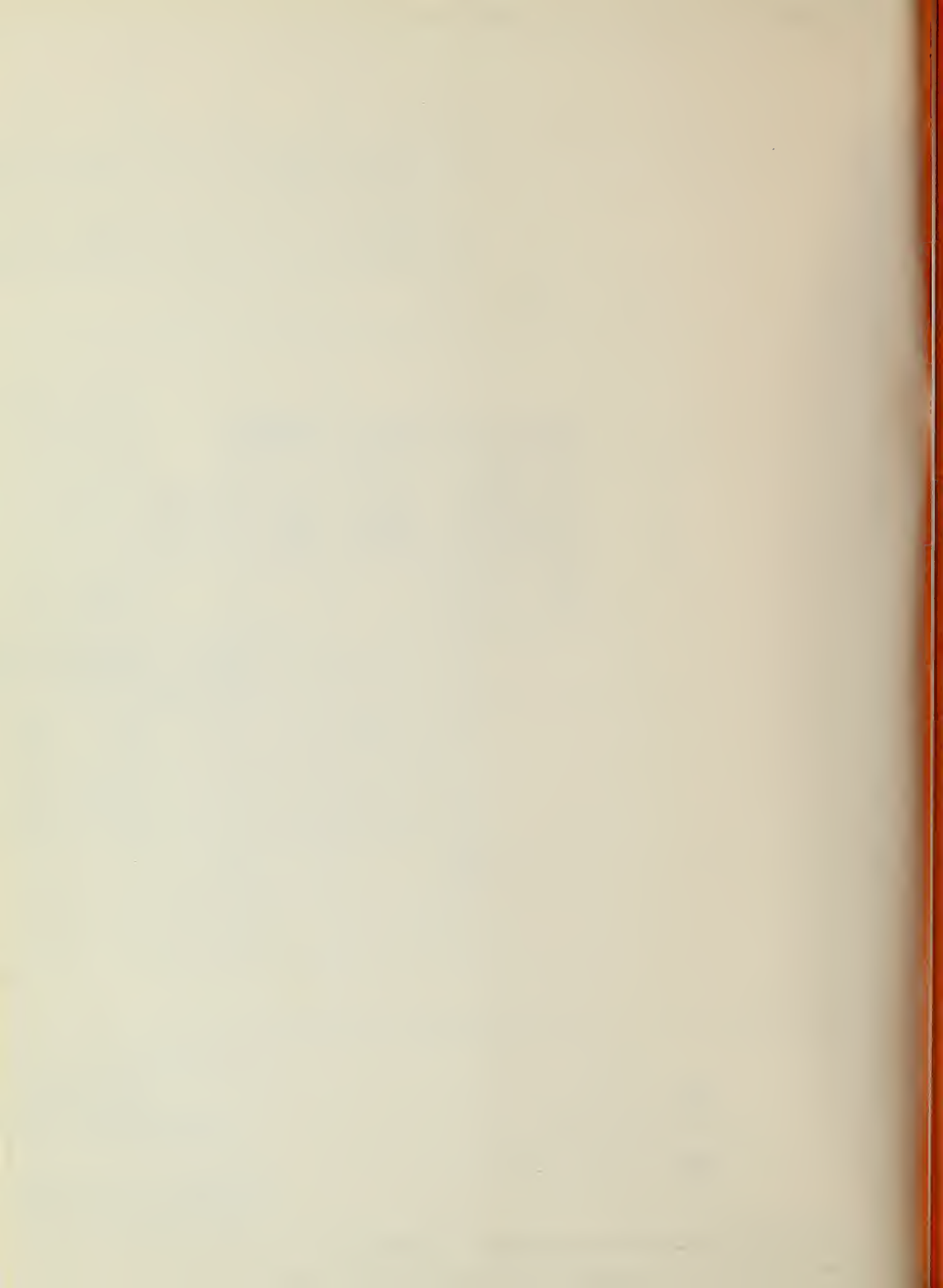
-  REHABILITATION
-  REHABILITATION, POSSIBLE R-N DISTRICT USES
-  PROPERTIES SCHEDULED FOR ACQUISITION
-  EXISTING PUBLIC PROPERTIES (EXCEPT PUBLIC HOUSING)
-  PROJECT BOUNDARY

WESTERN ADDITION AREA A-2

**PROPERTY RETENTION,
REHABILITATION & ACQUISITION**

NOTE: ALL PROPERTIES INDICATED ON THIS MAP FOR REHABILITATION ARE ELIGIBLE FOR OWNER RETENTION AND ARE SUBJECT TO USES DESCRIBED ON MAP I: LAND USE, WHERE MAP II (THIS MAP) PROVIDES FOR POSSIBLE R-N DISTRICT USES AND EVEN IF SUCH R-N DISTRICT USES ARE NOT INDICATED ON MAP I, SUCH USES MAY BE PERMITTED IN APPROPRIATELY REHABILITATED STRUCTURES. ALL R-N DISTRICT USES MUST COMPLY WITH THE "STANDARDS FOR DEVELOPMENT" IN PART ONE OF THE PLAN.





SF
1235
#47
2.7



PRESERVATION

Y



The renewal of San Francisco's sprawling Western Addition is heading for completion.

More than 4,000 new homes are in place, interspersed with new parks, stores and churches.





Another 1,000 homes and businesses have been re-habilitated—including many of our priceless Victorians.

It is the time to finish the restoration of one of our City's historic neighborhoods.



For money is *now* available through the San Francisco Redevelopment Agency for *low-interest loans* to rehabilitate the remaining apartment houses and homes.

California First Bank, a good neighbor in the Nihon-machi, has committed the first \$1,000,000.

Wells Fargo Bank has committed another \$3,000,000.

Other good neighbor banks and savings and loan institutions in San Francisco are being asked to follow.

For 200 more homes and apartment houses remain to be restored.





Property owners can borrow up to \$30,000 per dwelling unit, below market interest rate, for rehabilitation and *refinancing* of up to 80% of the after rehabilitation value.

These low-interest, 30-year loans are made possible by the Marks-Foran Act of California.



Under this program banks lend money for rehabilitation to the San Francisco Redevelopment Agency at 5 to 6 percent—and the Agency re-lends to property owners, and services the loan for only an additional $\frac{3}{4}$ percent.



There are, of course, a number of rehabilitation standards and financing requirements.

A property owner must, for example, have a reasonable equity in his property and have an income and good credit.



And all loans must be approved by a five-member Loan Committee.

Further, homes and apartment houses must be brought up to City codes, as well as to Agency Standards which is required of all new building and rehabilitation in the Western Addition.



A highly skilled and experienced rehabilitation staff at the Redevelopment Agency's Western Addition site office, comprising counselors, architects and loan officers, is on hand to help with all details.







The revitalization of the Western Addition has been, and is, a mammoth cooperative undertaking of thousands of people from all walks of life.







It has taken the best efforts of property owners and tenants, builders and craftsmen, architects and engineers, bankers and counselors, neighborhood leaders and staff workers among so many others.

But the results are already well worth it—and visible to all.







The new Western Addition is emerging as a fresh, vital neighborhood for San Francisco families.

Attractive, modern homes have sprung up everywhere.

But there is also a need to preserve and re-use the best of our past, without which the future would have no reflection of its history and no meaningful relation to its people.



That's why the redevelopment plan for the Western Addition in 1964 envisioned the restoration and new life for more than 2,600 dwellings and businesses, many of which have architectural, historical, or visual merit.



If you are a property owner or a potential buyer of property in Western Addition A2 help us complete that plan.

Call the Rehabilitation Division
San Francisco Redevelopment Agency Site Office
1519 O'Farrell Street
922-9100

San Francisco Redevelopment Agency



2F
R35
#118
1985
C.2

**REDEVELOPMENT PLAN
for the
Western Addition
Approved Redevelopment
Project Area A-1**

DOCUMENTS DEPT.

May 3, 1985

JUL 25 2000

SAN FRANCISCO
PUBLIC LIBRARY

SAN FRANCISCO REDEVELOPMENT AGENCY

REDEVELOPMENT PLAN FOR THE WESTERN ADDITION APPROVED
REDEVELOPMENT PROJECT AREA A-1

PART 1

The REDEVELOPMENT PLAN FOR THE WESTERN ADDITION APPROVED REDEVELOPMENT PROJECT AREA A-1, hereinafter called the "Redevelopment Plan" consist of two parts:

PART I is composed of this text.

PART II consists of a series of maps entitled:

- A - Land Use Map
- B - Site Preparation Plan - Streets and Highways
- C - Site Preparation Plan - Auxiliary Water
- D - Site Preparation Plan - Low Pressure Water
- E - Site Preparation Plan - Sewers
- F - Site Preparation Plan - Gas
- G - Site Preparation Plan - Electricity
- H - Site Preparation Plan - Telephone System, including
Fire Alarm and Police
Telephone Systems
- J - Site Preparation Plan - Street Lighting, including
Traffic Signals
- K - Proposed Zoning Changes
- L - Acquisition Map

The Redevelopment Plan was prepared in accordance with the California Community Redevelopment Law and the Federal Housing Act of 1949, as amended. The Redevelopment Plan is based on the Tentative Plan for the redevelopment of the Western Addition Redevelopment Project Area A-1 which was approved and adopted by Ordinance No. 7687 (Series of 1939) on January 6, 1953, by the Board of Supervisors of the City and County of San Francisco and conforms to the Master Plan of the City and County of San Francisco insofar as the latter plan applies to the Western Addition Redevelopment Project Area. The Redevelopment Agency of the City and County of San Francisco, hereinafter called the "Agency" consulted with the Department of City Planning in formulating the Redevelopment Plan.

The Western Addition approved Redevelopment Project Area A-1, hereinafter called the "Project Area", comprises a portion of the Western Addition Redevelopment Area, which in Ordinance No. 5082 (Series of 1939) adopted by the Board of Supervisors of the City and County of San Francisco on August 2, 1948, and as amended in Ordinance No. 7056 (Series of 1939) adopted by the said Board of Supervisors on September 22, 1952, was designated and described as a blighted area, the redevelopment of which is necessary to effectuate the public purposes as defined in the California Community Redevelopment Law.

The Project Area is presently a predominantly residential area, characterized by the following conditions of blight; residential buildings unfit and unsafe for occupancy; the mixture and shifting of uses; high density of population and excessive land coverage; inadequate provision for ventilation, light, sanitation and open spaces; faulty planning; economic

dislocation; maladjustment and depreciated value. These conditions contribute substantially and increasingly to the problems of, and necessitate excessive and disproportionate expenditures for, crime prevention, correction, prosecution, and punishment, the treatment of juvenile delinquency, the preservation of the public health and safety, and the maintaining of adequate police, fire and accident prevention and other public services and facilities.

The Agency in accordance with and pursuant to applicable Federal, State and local laws, will remedy, or cause to be remedied by proper arrangement or contract for the performance thereof by others, conditions causing blight presently existing in the Project Area, and make available for development and redevelopment all land acquired by the Agency lying within the Project Area, by:

1. acquiring real property by purchase, gift, devise, exchange, condemnation, or any other lawful manner;
2. relocating the occupants presently residing in structures acquired;
3. demolishing, removing or clearing certain existing buildings and structures on land acquired by the Agency;
4. obtaining from proper authorities the vacation of certain streets and other rights-of-way;
5. obtaining from certain owners of land within the Project Area whose properties are not to be acquired, cooperation with respect to certain controls and requirements;
6. subdividing and replanting the project area and dedicating and establishing new streets, rights-of-way, and easements therein;
7. installing and/or relocating necessary site improvements, utilities and facilities; and
8. disposing of all land acquired by the Agency, subject to certain continuing land use and other controls.

A. LAND USE PLAN

The Project Area shall be redeveloped predominantly in residential uses of medium and high densities, with lesser areas devoted to commercial and institutional uses and to public schools and recreational areas. The redevelopment of the project land shall be limited to those uses and in those areas indicated on Map A, Part II, entitled Land Use Map, and are described as follows:

1. Residential Uses

The type of housing will be new private multi-family housing.

The Redevelopment of the Project Area provides for approximately 2800 new dwelling units if developed at full capacity within the limitations

of the standards and requirements contained herein. Fourteen hundred (1400) dwelling units could be contained in the area designated M-4, at an approximate density of one hundred and fifty (150) persons per acre. Fourteen hundred (1400) dwelling units could be contained in the area designated M-5, at an approximate density of two hundred and twenty (220) persons per acre.

The following type of residential areas are included in the Redevelopment Plan:

- M-4 - medium density residential areas to be developed with multi-family structures of limited height.
- M-5 - high density residential areas to be developed with multi-story apartment buildings.
- M-6 - higher density residential areas to be developed with multi-story apartment buildings.

Limited residential, commercial and community facility uses may be permitted where such uses are specifically approved by the Agency as an integral part of a plan for an M-5 residential development and further provided that such uses are intended primarily to serve the residents of the particular residential development. (Bd.Sups.Ord. #9-63 adopted 1/14/63)

2. Commercial Uses

The following types of commercial are included in the Redevelopment Plan:

O - Offices

Business or professional offices; medical laboratory or clinic; administrative office of cultural, educational or eleemosynary institution; and similar uses subject to the approval of the Agency.

N - Neighborhood Shopping

Local retail business or personal service shop or agency of a type which supplies new commodities or offers personal service primarily to residents in the immediate vicinity.

C - Community Shopping

Retail business of a type which supplies new commodities.

Personal service establishment.

Business or professional offices. (One parking space must be provided for each 300 square feet of floor area used for offices.)

Household repair shop, interior decorating shop, upholstering shop or similar shop.

Parking lot or storage garage, open to the public, for passenger automobiles.

Automobile service station.

Sales lot for automobiles.

Minor automobile repair if conducted entirely within an enclosed building, where not more than three (3) persons are regularly employed mechanics.

Dry cleaning shop in connection with and incidental to a personal service establishment.

Establishment for hand ironing only, not employing more than five (5) persons.

Hotel or tourist court.

Club house, lodge building, meeting hall, or recreation building.

Amusement establishment when entirely conducted within a completely enclosed building.

Other similar uses subject to the approval of the Agency.

G - General Commercial

Any commercial use permitted in "C" areas.

Wholesale establishments, not including a storage warehouse.

Industrial or chemical research or testing laboratory, not involving any danger of explosions.

3. Industrial Uses. No industrial uses are contemplated.

4. Institutional Uses

I - Religious, private educational, charitable and cultural institutions and related uses.

5. Public Uses

The public uses provided for include an extended site for the existing Raphael Weill Elementary School and its playground, the existing Benjamin Franklin Junior High School, the existing Hamilton Playground, and the area bounded by Geary and Ellis Streets, Steiner and Pierce Streets and the eastern boundary of the Benjamin Franklin Junior High School, to be devoted to extended recreational facilities.

6. Circulation and Public Transportation Uses

The location and types of traffic and public transportation routes shall be as indicated on Map A, Part II, entitled Land Use Map.

7. Alternate Uses

Alternate land uses are shown on Map A, Part II, entitled Land Use Map. An Alternate Land Use, so shown, may or may not be permitted in the discretion of the Agency Commission, and in addition the Agency Commission may impose conditions on the alternate land use including but not limited to height, bulk, floor area ratio, building set-backs architectural design and exterior signage.

B. SITE DEVELOPMENT PLAN

The preparation for development of the land as building sites shall be in accordance with the provisions described below and shown on the maps in Part II of the Redevelopment Plan.

1. Street Improvements

The locations of existing rights-of-way to be vacated, existing rights-of-way to be retained, new paving and sidewalks, new rights-of-way to be dedicated and easements to be established, and the limits of areas to be added to existing rights-of-way where street widening is proposed are shown on Map B, Part II, entitled Sites Preparation Plan - Streets and Highways.

2. Public Utilities

- a. The locations of low pressure water and hydrants and the privately-owned Ocean Salt Water line, including those facilities to be retained and those to be constructed, are shown on Map C, Part II, entitled Site Preparation Plan - Auxiliary Water.
- b. The locations of low pressure water mains and hydrants, including those facilities to be retained and those to be constructed, are shown on Map D, Part II, entitled Site Preparation Plan - Low Pressure Water.
- c. The locations of sewers, including those to be retained and those to be constructed, are shown on Map E, Part II, entitled Site Preparation Plan - Sewers.
- d. The location of gas mains, including those to be retained and those to be constructed, is shown on Map F, Part II, entitled Site Preparation - Gas.
- e. The location of electric power lines, including those to be retained and those to be constructed, is shown on Map G, Part II, entitled Site Preparation Plan - Electricity.
- f. The location of the telephone system and the fire alarm box and police telephone systems including those to be retained and those to be constructed, are shown on Map H, Part II, entitled Site Preparation Plan - Telephone System including Fire Alarm and Police Telephone Systems.

- g. The location of street lighting facilities, and traffic signals, including those to be retained and those to be constructed, is shown on Map J, Part II, entitled Site Preparation Plan - Street Lighting including Traffic Signals.

3. Other Site Improvements

There are no other site improvements contemplated.

C. RELATIONSHIP OF REDEVELOPMENT PLAN TO LOCAL OBJECTIVES

1. Conformity to Master Plan

The proposed Preliminary Plan for the redevelopment of the Western Addition Redevelopment Project Area A-1 was found to conform to the Master Plan of the City and County of San Francisco by the City and Planning Commission by adoption of Resolution No. 3991, December 3, 1951.

The proposed Tentative Plan for the redevelopment of the Western Addition Redevelopment Project Area A-1 was found by the City Planning Commission to conform to the Master Plan of the City and County of San Francisco in Resolution No. 4107, adopted November 6, 1952.

2. Relationship to Definite Local Objectives

- a. Appropriate Land Uses

The Land Use Section of the Master Plan of San Francisco, adopted by the City Planning Commission on January 29, 1953, indicates that the portion of the City lying within the Project Area should be primarily a medium and high density residential area, with some commercial and some public uses. The pattern for these uses, as prescribed in both the existing and the proposed zoning ordinance as well as the Land Use Section of the Master Plan, has been closely followed in the Redevelopment Plan, and is illustrated by Map A, Part II, entitled Land Use Map.

- b. Improved Traffic Pattern

The new street pattern indicated on Map A, Part II, entitled Land Use Map is designed to channel through traffic away from neighborhood streets and into two main arteries, Geary Street and Webster Street, both of which will be widened and improved to accommodate the extra traffic flow. At several points within the neighborhood certain streets are to be closed to discourage through traffic and create a safe and quiet neighborhood traffic pattern.

These plans are in accordance with the Trafficways Plan adopted by the City Planning Commission on July 17, 1951, and amended May 19, 1955.

c. Public Transportation

The City has been for several years conducting an extensive program of modernization of public transportation facilities. The proposed street pattern is designed to accommodate a modern transportation system.

d. Public Utilities

In accordance with the policy of the City and County of San Francisco, the Project Area has been designated an Underground Utilities District as set forth in Ordinance No. 8722 adopted August 9, 1954. All utilities in the Project Area are to be installed underground by the City and County of San Francisco and private utilities companies.

e. Recreational and Community Facilities

The major recreational and community facilities planned for the Project Area have been found by the City Planning Commission to conform to the Master Plan and are as follows:

- (1) The Community Recreational Center adjoining the present Benjamin Franklin Junior High School grounds to the east and including Hamilton Playground.
- (2) The conversion of Girls High School to Benjamin Franklin Junior High School and expansion of its facilities.
- (3) The expansion of facilities and playground at Raphael Weill Elementary School.

On March 17, 1949, the City Planning Commission approved a report on the schools program establishing the minimum standards of seven to ten acres for junior high schools and three acres for elementary schools. The Redevelopment Plan makes provision for the extension of Raphael Weill Elementary School to meet these standards.

f. Other Public Improvements

Although no new firehouses are planned within the Project Area, three new firehouses within the Redevelopment Area will replace present antiquated facilities and will provide additional fire protection for the Project Area. This is in accordance with the Firehouse Location Plan, adopted by the City Planning Commission on October 9, 1952, and amended May 5, 1955.

D. CONTROLS ON REDEVELOPMENT

1. Method of Disposition

Project land acquired by the Agency for the development of the project will be subdivided and replatted by the Agency and will be sold at not less than fair use value subject to certain continuing land use and other controls.

2. Physical Standards and Requirements

It is the intent of the Agency to apply generally the following physical standards and requirements in order to achieve the purposes of this Plan for the redevelopment of the Project Area and to that end the limitations and restrictions set forth below are to be deemed the standards applicable to the Project Area: Provided, however, that with respect to those physical standards and requirements relating to amount of open space (other than that publicly-owned); size of buildings; number of buildings; and off-street parking and loading requirements; height or bulk of buildings; and distances between buildings; the Agency, in order to achieve the design it deems most desirable for the development of a specific parcel or parcels, may in its discretion modify such standards or requirements, subject to the condition that the Agency shall find and determine that such modification results in substantial compliance with the intent and purposes of the standards or requirements so modified. (Amendment adopted by Bd of Sups. Ordinance #22-61 dated 1/30/61.)

All residential and commercial areas east of Fillmore Street are intended to be designed as planned unit developments in order to achieve a more harmonious and integrated site development.

The amount of open space to be provided in the Project Area is indicated by the area designated for public use on Map A, Part II, entitled Land Use Map, and will be determined in the remainder of the Project Area by application of the physical standards and requirements herein set forth.

The size of buildings will be determined by the area of land parcels and by the application of coverage, height, bulk, building placement and spacing, and other physical standards and requirements as stated herein and in pertinent local and State codes and local ordinances.

The number of buildings will be determined by the number and size of parcels and the proposals of developers meeting the physical standards and requirements as stated herein and in local ordinances.

a. Residential Building Requirements

In residential areas, one off-street parking space shall be provided for each dwelling unit, two-thirds of the required space being under cover.

Each required parking space shall be of usable shape, accessible and properly maintained and shall have an area of not less than 160 square feet exclusive of access drives or aisles. Combined use of off-street parking facilities shall be subject to the approval of the Agency.

The amount of land which may be covered by residential buildings will be determined by the application of building placement and spacing requirements, buildings intensity standards, and automobile parking requirements as stated herein, and by existing City and State codes and City ordinances. In no case shall the

coverage of land by buildings in residential areas exceed forty (40) per cent of the lot in M-4 areas and twenty-five (25) per cent of the the lot in M-5 areas, exclusive of covered parking areas limited to one story in height.

The minimum setback limitations measured from the property line to the building line shall be:

10 feet for properties abutting upon Geary Street;

5 feet for properties abutting on all other streets.

These setback limitations shall apply to all residential land use categories, except for M-6 higher density.

(1) M-4 Medium Density

Areas designated M-4 in the Redevelopment Plan shall be used for residential buildings, allowing not less than 200 square feet of lot area for each room*.

The height of buildings in M-4 residential areas shall be limited to forty (40) feet, said height to be measured as prescribed in the San Francisco Building Code, including but not limited to Article 6, Section 601, 602, and 606.

The distance between opposing walls of two buildings (or elements of the same building) shall be not less than sixty (60) feet, where such walls contain windows. Where opposing walls contain no windows this restriction does not apply.

The minimum distance between a building and rear lot line shall be not less than twenty (20) feet where the facing wall contains living room or bedroom windows, or fifteen (15) feet in all other distances.

(2) M-5 High Density

Areas designated M-5 in the Redevelopment Plan shall be used for residential buildings, allowing at least one hundred and fifty (150) square feet of lot area for each room*.

There is no restriction on the height of buildings in M-5 residential areas.

The distance between the opposing walls of two buildings (or elements of the same building) at every level shall be not less than the height of such level above the average ground elevation between the opposing walls at natural grade, but in no case shall such distance be less than sixty (60) feet.

* - For purposes of this standard, a "room" is defined as a living room, a kitchen or a bedroom.

The minimum distance between a building and side or rear lot shall be not less than one-half the height of the building, but in no case shall such distance be less than twenty (20) feet.

Limited residential, commercial and community facility uses may be permitted where such uses are specifically approved by the Agency as an integral part of a plan for an M-5 residential development and further provided that such uses are intended primarily to serve the residents of the particular residential development. The limited residential, commercial uses shall be restricted to an area ratio of not more than eight (8) square feet of such uses for each room approved by the Agency for the particular residential development. (Amendment adopted by Bd of Sups. Ordinance #9-63 dated 1/14/63.)

A food market with a net floor area not greater than 22,000 square feet may be integrated with residential development in the block bounded by Ellis, Laguna, and Eddy Streets and the westerly side of vacated Octavia Street. (Amendment adopted by Bd of Sups. Ordinance #195-64 dated 7/13/64.)

(3) M-6 Higher Density

Areas designated M-6 in the Redevelopment Plan shall be used for residential buildings, allowing not less than 200 square feet of lot area for each dwelling unit. In addition, neighborhood serving commercial activity shall also be permitted.

There is a restriction on the height of buildings in M-6 residential areas to 130 feet.

Inasmuch as this is an alternate land use category, the maximum floor area ratio permitted as well as the minimum number of parking spaces required shall be determined by the primary underlying land use category.

Housing Bonus

Within the M-6 residential category, a moderate income housing bonus is available in accordance with the following order of priority. One additional dwelling unit is permitted:

- a. For each owned dwelling unit acquired, rehabilitated, and sold to moderate income households.
- b. For each dwelling unit that is newly constructed in a redevelopment area, and sold to moderate income households.
- c. For each dwelling unit that is newly constructed anywhere in the city, and sold to moderate income households.

The first priority must be exhausted before the second will be made available, and the second priority must be exhausted before the third priority will be made available.

The total number of dwelling units to be credited towards this housing bonus, either through rehabilitation or new construction, will be determined by the Redevelopment Agency Commission.

b. Commercial Uses and Building Requirements

There will be four classifications of commercial uses within the projects:

General Commercial	(G)
Community Shopping	(C)
Neighborhood Shopping	(N)
Office, Laboratory and Professional	(O)

The amount of land which may be covered by buildings in commercial areas shall be determined by the parking and loading requirements and the height and bulk requirements described below.

The height and bulk of buildings in commercial areas shall be governed by the floor area ratio given in the table below. The floor area ratio shall be defined as the ratio of the aggregate gross floor area of a building, exclusive of cellars and of basement areas used only for storage or for services incidental to the operation or maintenance of the building, to the area of the lot upon which the building is located.

<u>Uses</u>		<u>Maximum Floor Area Ratio Permitted</u>	<u>Minimum No. of Parking Spaces</u>
General Commercial	(G)	5 : 1	One for each 1,000 sq. ft. of floor area.
Community Shopping	(C)	3.6 : 1	One for each 500 sq. ft. of floor area.
Neighborhood Shopping	(N)	2.4 : 1	One for each 500 sq. ft. of floor area.
Office, Laboratory and Professional	(O)	2.4 : 1	One for each 300 sq. ft. of floor area.

In commercial areas, the minimum number of off-street parking spaces shall be as set forth above. For this purpose the floor area of a building shall mean the gross area within the building, exclusive of that designed for automobile parking or for non-public purposes such as utilities, repairs, processing, packaging, incidental storage, show windows, store management or building maintenance offices, dressing rooms or rest rooms. When the calculation involved results in a fractional number of parking spaces, major fractions shall be adjusted to the next higher whole number of parking spaces.

Each required parking space shall be of usable shape, accessible and properly maintained and shall have an area of not less than one hundred and sixty (160) square feet, exclusive of access drives or aisles.

Combined use of off-street parking facilities shall be subject to the approval of the Agency.

Upon application for establishment of a community off-street parking site by owners of commercial properties in the Project Area, the Agency may grant such application and designate a limited area of commercially zoned property for such purpose.

One off-street loading space shall be provided and maintained on the premises of each building in which a gross floor area of more than 10,000 square feet is used for the receipt or distribution of materials or merchandise. One additional such space shall be provided for each forty thousand (40,000) square feet of gross floor area or major fraction thereof so occupied in excess of forty thousand (40,000) square feet.

Each required off-street loading space shall be not less than ten (10) feet in width, twenty-five (25) feet in length, and fourteen (14) feet in height, exclusive of access platform and maneuvering area.

There will be no setback limitations in commercial areas.

c. Institutional Uses

Proposed institutional areas are intended to be used only for institutional purposes. Upon the purchase of such area or areas by an institution, no other use shall be permitted. The designated alternate use shall become effective only in case no institution purchases the area.

Setbacks in institutional areas shall be ten (10) feet on Geary Street west of Gough Street, and five (5) feet on all other streets.

Building heights shall be limited to seventy-five (75) feet except that, in the area bounded by Geary Expressway, Gough and Ellis Streets, vacated Octavia Street, and Cleary Court, the height of church structures, steeples, towers, domes, cupolas, and belfries shall be unlimited when not used for human occupancy above seventy-five (75) feet. (Amendment adopted by Bd of Sups. Ordinance #195-64 dated July 13, 1964.)

Lot coverage shall be limited to seventy-five percent (75%).

d. Variances

Where, owing to special conditions, a lateral enforcement of the restrictions in regard to physical standards and requirements of this plan would result in unnecessary hardship, involving practical difficulties, or would constitute an unreasonable limitation beyond the spirit and purposes of these restrictions, the Redevelopment Agency, after review and approval by the City Planning Commission, shall have the power upon appeal in specific

cases to authorize such variation or modification of the terms of these restrictions as will not be contrary to the public interest and so that the spirit of these restrictions shall be observed and justice done.

e. Alternate Uses

Alternate land uses are allowed on property so designated, in addition to principal uses, as shown on Part II, Map A, Land Use Map.

The determination of ultimate use of property designated with alternate uses is within the sole discretion of the Redevelopment Agency of the City and County of San Francisco.

3. Obligations of Redeveloper

In order to provide adequate safeguards that the work of redevelopment will be carried out pursuant to the Redevelopment Plan, the disposition of the land by the Agency shall be subject to an Agreement in which the following provisions shall be included:

- a. The purchase of land is for the purpose of redevelopment and not for speculation.
- b. The land shall be built upon and improved in conformity with the provisions of the Redevelopment Plan and the requirements of a Declaration of Restrictions, both of which shall be made a part of the aforesaid agreement.
- c. Preliminary architectural and site plans and final plans and specifications for the construction of improvements on the land shall be submitted to the Agency for review and approval so that the Agency may determine compliance of such plans and specifications with the Redevelopment Plan, the Declaration of Restrictions and the terms and conditions of the aforesaid Agreement.
- d. The building of improvements shall be commenced and completed within a reasonable time as fixed by the Agency.
- e. That by and for the grantee himself, his heirs, executors, administrators and assigns, there shall be no discrimination against or segregation of any person or group of persons on account of race, creed, color, notional origin or ancestry in the sale, lease, sub-lease, transfer, use, occupancy, tenure or enjoyment of the premises herein conveyed, nor shall the grantee himself or any person claiming under or through him establish or permit any such practice or practices of discrimination or segregation with reference to the selection, location, number, use or occupancy of tenants, lessees, sublessees or vendees in the premises herein conveyed. The Declaration of Restrictions shall include the provisions set forth in this subdivision (e), which provisions shall be perpetual.

The Declaration of Restrictions to be filed by the Agency with the Recorder of the City and County of San Francisco shall be in the form of covenants running with the land and shall be effective for a period of thirty (30) years, with the provision for extension of successive period of ten (10) years, except the provisions of sub-paragraph (e) of this section shall run in perpetuity. In the event of any breach of any of the covenants contained in the Declaration of Restrictions, it shall be the duty of the Redevelopment Agency to endeavor immediately to remedy such breach by conference, conciliation and persuasion. In the case of failure to remedy such breach, or in advance thereof, if in the judgment of the Redevelopment Agency circumstances so warrant, said breach shall be enjoined or abated by appropriate proceedings brought by the Redevelopment Agency. Such responsibility on the part of the Agency shall continue until such time as the Redevelopment Plan has been carried out.

4. Prevention of Speculation

In all contracts whereby the Agency agrees to convey title to project land to a redeveloper there will be included the following:

- a. A stipulation on the part of the redeveloper that his purchase of the property is for the purpose of redevelopment and not for speculation;
- b. A stipulation that reconveyances, leases and re-subdivisions, among other matters, will be subject to specific regulations to be prescribed by the Agency.

E. OTHER OFFICIAL ACTIONS

Subject to the policies and procedures established under its Charter and existing codes and regulations, the City and County of San Francisco shall aid and cooperate in the undertaking of the Project by;

1. Vacating those rights-of-way on Map B, Part II, entitled Site Preparation Plan - Streets and Highways and conveying any of its property on such vacated streets area to the Agency.
2. Accepting new rights-of-way as public streets and establishing certain public easements as indicated on Map A, Part II, entitled Land Use Map.
3. Approving the required sale or exchange of land by and between local public bodies and City departments concerned.
4. Approving the necessary sale or exchange of land by and between the Agency and City departments concerned.
5. Making the necessary changes in zoning use districts within the Project Area so as to conform to the land use provisions of the Redevelopment Plan.
6. Assisting the Agency in preparing the land in the Project Area as building sites and for uses in accordance with the Redevelopment Plan, by providing at its expense, the following:

- a. The widening of Geary Street through the Project Area;
 - b. The widening of Webster Street through the Project Area;
 - c. The removal of street car tracks and the repaving of O'Farrell, Eddy and Ellis Streets;
 - d. The reconstruction and relocation of sewers, low pressure water mains, the auxiliary water supply system, and the fire alarm and police telephone systems;
 - e. Installation of traffic signals and street lighting system;
 - f. Acquiring Block 727 for recreational use.
7. Making necessary inspections, determinations and enforcement necessary to insure that buildings remaining in the project area conform to all applicable health, safety, housing, building and other codes and regulations of the City and County of San Francisco and the State of California.

F. PROPOSED ADMINISTRATION FOR EXECUTING THE REDEVELOPMENT PLAN

(Nothing under this heading is required to be submitted as part of the Plan.)

G. DESCRIPTION OF PROJECT AREA

The boundaries of the Project Area are shown by the heavy-dashed lines on Map A, Part II, and entitled LAND USE MAP as described in the aforementioned Ordinance No. 7687 (Series of 1939) of the Board of Supervisors of the City and County of San Francisco, as follows:

Beginning at the point of intersection of the center line of Franklin Street with the center line of Post Street and running thence westerly along said line of Post Street 4819.375 feet to the center line of Divisadero Street; thence southerly along the center line of Divisadero Street 343.75 feet to the center line of Geary Street; thence westerly along the center line of Geary Street and its extension westerly 672.50 feet to a point in a line parallel with and perpendicularly distant 150 feet westerly from the westerly line of Broderick Street; thence at right angles southerly along said parallel line 343.75 feet to the westerly extension of the center line of O'Farrell Street as the same exists easterly of Broderick Street; thence at right angles easterly along last named center line 1641.875 feet to the center line of Pierce Street; thence southerly along the center line of Pierce Street 343.75 feet to the center line of Ellis Street; thence easterly along the center line of Ellis Street 481.25 feet to the center line of Steiner Street; thence northerly along the center line of Steiner Street 498.125 feet to a point in a line parallel with and perpendicularly distant 120 feet northerly from the northerly line of O'Farrell Street; thence at right angles easterly along said parallel line 171.875 feet; thence at right angles northerly

17.50 feet; thence at right angles easterly 137.50 feet; thence at right angles northerly 6 feet; thence at right angles easterly 137.50 feet to a point on the westerly line of Fillmore Street distant thereon 131.50 feet southerly from the southerly line of Geary Street; thence running across Fillmore Street to the easterly line thereof to a point distant thereon 137.50 feet southerly from the southerly line of Geary Street; thence easterly parallel to said line of Geary Street 446.875 feet to the center line of Webster Street; thence southerly along the center line of Webster Street 171.875 feet to the center line of O'Farrell Street; thence easterly along the center line of O'Farrell Street 240.625 feet to the center line of Hollis Street; thence southerly along the center line of Hollis Street 377.75 feet to the southerly line of Ellis Street; thence easterly along the southerly line of Ellis Street 50 feet to a point in a line drawn southerly parallel with and perpendicularly distant 156.25 feet westerly from the westerly line of Buchanan Street and its northerly production; thence southerly along said parallel line so drawn 137.50 feet; thence at right angles easterly along the westerly production and along the center line of Willow Street 585.75 feet to a point in a line drawn southerly parallel to the westerly line of Laguna Street and its northerly production and perpendicularly distant 51.75 feet westerly therefrom; thence at right angles southerly along said parallel line so drawn 51.50 feet; thence at right angles easterly 86.125 feet to the center line of Laguna Street; thence southerly along the center line of Laguna Street 120.375 feet to the center line of Eddy Street; thence easterly along the center line of Eddy Street 962.50 feet to the center line of Gough Street; thence northerly along the center line of Gough Street 171.875 feet to the center line of Willow Street; thence easterly along the center line of Willow Street 98.875 feet; thence at right angles northerly 171.875 feet to the center line of Ellis Street; thence easterly along the center line of Ellis Street 382.375 feet to the center line of Franklin Street; thence northerly along the center line of Franklin Street 1031.25 feet to the center line of Post Street and the point of beginning.

Save and except that the following described properties are excluded from the Redevelopment Project; and

1. BEGINNING at the point of intersection of the northerly line of Geary Street and the westerly line of Franklin Street, running thence northerly along said line of Franklin Street 137 feet and 6 inches; then at a right angle westerly 137 feet and 6 inches; thence at a right angle southerly 137 feet and 6 inches to the northerly line of Geary Street and thence at a right angle easterly along said line of Geary Street 137 feet and 6 inches to the point of beginning.
BEING a portion of WESTERN ADDITION BLOCK No. 130.
BEING also Assessor's Lot 2 of Block 696.
2. BEGINNING at a point on the southerly line of Geary Street, distant thereon 95 feet westerly from the westerly line of Fillmore Street; running thence westerly and along said line of Geary Street 87 feet and 6 inches; thence at a right angle southerly 137 feet and 6 inches; thence at a right angle easterly 45 feet; thence at a right angle northerly 6 feet; thence at a

right angle easterly 42 feet and 6 inches; thence at a right angle northerly 131 feet and 6 inches to the point of beginning.
 BEING a portion of WESTERN ADDITION BLOCK No. 359.
 BEING also a portion of Assessor's lot 8, in Block 707 (Now Lot 19).

3. BEGINNING at the point of intersection of the southerly line of Willow Street with the westerly line of Laguna Street; running thence southerly along the westerly line of Laguna Street 34 feet; thence at a right angle westerly 51 feet and 6 inches; thence at a right angle northerly 34 feet to the southerly line of Willow Street; thence easterly along the southerly line of Willow Street 51 feet and 6 inches to the point of beginning.
 BEING a portion of WESTERN ADDITION BLOCK No. 228.
 BEING also Assessor's Lot 5 of Block 734.

The Agency will acquire all real properties in the Project Area necessary to effectuate the Redevelopment Plan, except those properties to be retained in public ownership and those properties to be redeveloped by the present owners under the Owner Participation provisions of the Redevelopment Plan. Properties subject to the Owner Participation provisions of the Redevelopment Plan are indicated on Map A, Part II, entitled LAND USE MAP and identified as follows:

	<u>BLOCK</u>	<u>LOTS</u>		<u>BLOCK</u>	<u>LOTS</u>
1.	696	12	18.	710	14
2.	696	14	19.	711	12-16
3.	701	20	20.	712	1
4.	702	1	21.	713	1
5.	702	2	22.	720	28-29
6.	702	3	23.	736	3
7.	702	4	24.	736	4
8.	702	21	25.	736	5
9.	702	27	26.	736	5A
10.	702	28	27.	1078	1-25
11.	702	28A	28.	1078	14
12.	702	28B	29.	1078	20
13.	707	1	30.	1078	21
14.	707	16	31.	1097	1
15.	707	17	32.	1098	9
16.	708	13	33.	1098	10-11-12
17.	708	13A			

H. OTHER PROVISIONS NECESSARY TO MEET STATE OR LOCAL REQUIREMENTS

1. The Participation of Present Property Owners

In conformity with the applicable provisions of Community Redevelopment Law the Redevelopment Plan provides for the participation in the redevelopment of certain property in the Project Area by the owners thereof if the owners of such property agree to participate in the redevelopment in conformity with the Redevelopment Plan by entering into an Owner Participation Agreement.

Each Owner Participation Agreement will state the period of time during which the several activities of redevelopment affecting a particular property must be completed. The Agency will establish redevelopment schedules setting forth the time limitations governing the commencement and completion of site clearance, demolition and construction of improvements.

Such properties, the qualifications, basis and requirements for participation are set forth below.

Section a. - Parcels Eligible for Owner Participation by Means of Alterations, etc.:

The parcels listed in this section include existing buildings which are to be continued on their present site and in their present form and use, but which require alteration, improvement, modernization or rehabilitation under the Redevelopment Plan. The owner or owners thereof may exercise their right of participation by entering into a binding agreement, as hereinafter provided, to effectuate the minimum alteration, improvement, modernization or rehabilitation, the nature of which is set forth hereinbelow:

1. Block 696 - Lot 14

Stucco wall on east property line. Paint stucco to match existing. Repair and paint guard rail on east property line.

Block 701 - Lot 20

Clean and repair all exposed brick surfaces. Remove excess mortar, rake and repoint joints where exposed to weather. If waterproofing is necessary, paint or stucco all exposed surfaces.

Block 710 - Lot 14

Remove fences from south property line. Remove debris from backyard and landscape or surface with asphalt or concrete paving.

Block 708 - Lot 13

Clean or paint rear exposed walls. Relocate exhaust ducts to a position on roof. Provide insect proof garage locker and storage for used meat boxes. Eliminate insanitary conditions in rear driveway.

Block 702 - Lot 28A

Modernize existing store front.

Block 702 - Lot 21

Clean exposed walls on west, south and east sides of church building. Remove excess mortar, rake and repoint joints where required. Repair and paint exposed wood exterior finish where necessary.

Block 708 - Lot 13A

Clean exterior walls. Repaint where necessary.

Block 1078 - Lots 1 and 25

Finish west and south exterior walls where exposed to match existing work.

Block 1098 - Lot 9

Remove cracked stucco and resurface where required. Modernize south and east surface of building.

Block 1098 - Lots 10, 11, and 12

Remove or repair building extensions on north wall. Paint south and east walls where exposed.

Section b. - Parcels Eligible for Owner Participation After Demolition and Clearance of Improvements Thereon

The property lines of parcels listed in this section will not be changed, but the improvements thereon must be cleared or demolished. The owner or owners of those parcels may participate in the Redevelopment Plan by entering into a binding agreement to clear or demolish said improvements and to develop the property in accordance with the Redevelopment Plan.

	<u>BLOCK</u>	<u>LOT</u>
1.	702	2
2.	702	27
3.	702	28B
4.	707	16
5.	720	29

Section c. - Parcels for Participation by Means of Acquisition of Additional Adjoining Land for Extension of Institutional Facilities

The parcels listed in this section include institutional buildings which are to be continued in their present form and use, and for which additional land area is required for the extension of the existing institutional facilities. The owner or owners of said properties may exercise their right to participate in

the redevelopment of the Project Area by entering into a binding agreement to develop the acquired land, and where deemed necessary by the Agency, to improve their buildings all in accordance with the provisions of the Redevelopment Plan, and that any future or new form and use of said properties will conform to all of the provisions of the Redevelopment Plan and the Declaration of Restrictions.

	<u>BLOCK</u>	<u>LOT</u>		<u>BLOCK</u>	<u>LOT</u>
1.	702	21	3.	713	1
2.	711	12-16	4.	720	28

Section d. - Institutional Parcels Eligible for Participation by Means of Demolition and Clearance of Improvements Thereon and Acquisition of Adjoining Land

The owner or owners of properties listed herein may participate in the Redevelopment Plan by entering into a binding agreement to demolish and clear the improvements thereon, acquire adjoining land and erect new structure thereon in accordance with the Redevelopment Plan.

	<u>BLOCK</u>	<u>LOT</u>
1.	720	29
2.	736	3
3.	736	4

Section e. - Other Parcels Eligible to Participate

The improvements located on the parcels listed below presently require no alterations or improvements, do not conflict with the Land Use provisions of the Redevelopment Plan, and are to be continued in their present form and use. The owner or owners of said properties may participate in the Redevelopment Plan by entering into a binding agreement which provides for the closing of streets adjacent to said properties, where necessary, and that any future or new form and use of said properties will conform to all of the provisions of the Redevelopment Plan and the Declaration of Restrictions.

	<u>BLOCK</u>	<u>LOT</u>		<u>BLOCK</u>	<u>LOT</u>
1.	696	12	8.	712	1
2.	702	1	9.	720	28
3.	702	3	10.	736	5
4.	702	4	11.	736	5A
5.	702	28	12.	1078	20-21
6.	707	1	13.	1078	14
7.	707	17	14.	1097	1

The foregoing provisions shall not exclude from participation other eligible owners who may desire to join together and participate on a joint basis in the redevelopment of the Project Area. Such owners, prior to the expiration of the period within which owner participation sign-up is required in order to effect the applicable uses proposed in the Redevelopment Plan, may, but only in such manner, participate in the redevelopment by entering into a binding agreement to clear or demolish the improvements upon the land and to develop such property in conformity with the Redevelopment Plan.

An owner or owners whose property lies either partially or wholly within an area designated for Institutional or Public Use, except in the case of those institutions whose buildings are scheduled to remain, shall not be eligible to participate in the redevelopment thereof.

Section f. - Owner Participation Method

Owner participation in the redevelopment of property in the Western Addition Approved Redevelopment Project Area A-1 shall be carried out in the manner hereinafter set forth:

(1) Owner Participation Sign-Up Period

Within a period of thirty (30) days from the adoption of the Redevelopment Plan by the Board of Supervisors of the City and County of San Francisco, owners of property in the Project Area, who are eligible and who desire to participate in the redevelopment of the Project Area will be required to enter into a binding agreement for participation in accordance with the Redevelopment Plan. The Board of Supervisors may extend such period of time by not more than sixty (60) days. Such an agreement will be known as an Owner Participation Agreement.

(2) Time When Land Will Be Available for Building Purposes

Owners of property eligible for participation under preceding Section b and d, shall conform to the provisions of the redevelopment schedules as established by the Agency. Upon completion of the site clearance by the Participating Owner, the Agency will install or cause to be installed site improvements necessary to the effectuation of the Redevelopment Plan, after which it will give written notice to such Participating Owner that the land is ready for building purposes.

Owners of property eligible for participation under preceding Section c and d shall conform to the provisions of the redevelopment schedules as established by the Agency. Upon completion of site clearance and the installation of necessary site improvements, the Agency will give written notice to such Participating Owner that the land is available for development, at which time such Participating Owner shall purchase additional land for expansion purposes as agreed.

In owner participation agreements between the Agency and Participating Owners eligible under preceding Sections a, b, c, d, and e herein, there shall be included the provisions stated under Section D. CONTROLS ON REDEVELOPMENT which furnish adequate safeguards that the work of redevelopment will be carried out pursuant to the Redevelopment Plan and the Declaration of Restrictions, and to prevent speculation in the holding of land in the Project Area. In addition, such Owner Participation Agreements shall contain the Redevelopment Schedules affecting such properties.

(3) Alteration, etc., Obligations of Participating Owner

The Participating Owner as defined under preceding Section a hereof will be required to alter, improve, modernize, or rehabilitate his property in conformity with the provisions of the Redevelopment Plan and the Declaration of Restrictions, both of which shall be included in the Owner Participation Agreement and made a part thereof.

Each Owner Participation Agreement shall stipulate those alterations, improvements, modernization or rehabilitation within a period to be prescribed in said Owner Participation Agreement.

(4) Failure of Owner to Participate as Agreed
- Alternative Provisions

In the event of default or breach of an Owner Participation Agreement or any of its terms or conditions by a participating owner whose eligibility to participate is established in Sections a, b, c, d, and e hereof, the Agency shall follow the alternative provisions hereinafter set forth.

In case of improved property, under Section a, hereof, the Agency may acquire and dispose of land and improvements thereon to a purchaser who will agree to alter, improve, modernize or rehabilitate in accordance with the Redevelopment Plan, or it may clear and dispose of the land.

In the case of properties under Sections b and e hereof, the Agency may acquire the property of said owner and shall then dispose of said property in accordance with the provisions of the Redevelopment Plan, as if said Owner Participation Agreement had not been entered into.

In the case of properties under Section c hereof, where certain institutions acquire adjoining property, the Agency will retain or recover title to such additional property, shall acquire the existing properties of said owners and shall dispose of said properties in accordance with the alternate use provided in the Redevelopment Plan.

In the case of properties under Section d hereof, where certain institutions agree to demolish the improvements on their existing properties and to acquire additional adjoining property, the Agency will acquire the existing properties of said institutions, demolish and clear the existing improvements thereon, will retain or recover title to such additional property and will dispose of said properties in accordance with the alternate plan use provided in the Redevelopment Plan.

The amount to be paid said owner in the event of purchase after such default or breach shall be the fair market value of the property as of the date of execution of the agreement.

(5) Failure of Owner to Participate - Effectiveness of Alternative Provisions

If for thirty (30) days after adoption of the Redevelopment Plan by the Board of Supervisors, an owner fails or refuses to enter into a binding agreement for participation in accordance with the Redevelopment Plan, the alternative provisions set forth in sub-section (4) hereof shall become effective as the official Redevelopment Plan for the Project Area. The Board of Supervisors of the City and County of San Francisco may extend the 30 day period by not more than sixty (60) days.

(6) That in the event an Owner Participation Agreement is cancelled at the request of an Owner Participant, and, for the best interests of the project, the Agency concurs, said land theretofore subject to use or development in accordance with said Agreement, shall be developed and used for purposes as indicated on the Land Use Map, or for purposes in conformity with the adjoining land uses, as determined by the Agency. (Amendment adopted by Pl. of Sups. Ordinance #22-61 dated January 30, 1961.)

2. Property Management

Improved properties acquired in the Project Area will be managed until such time as said improvements are demolished, removed, or sold.

3. Relocation

In accordance with the provisions of the California Community Redevelopment Law and the Federal Housing Act of 1949, as amended, persons now residing in the Project Area will be assisted by the Agency in finding suitable housing. No residents will be required to move unless there are decent, safe, and sanitary dwellings available to them within the City and County of San Francisco at rents within their financial means at the time of their displacement. In cases where it is necessary for residents to move to temporary locations, the Agency will have a continuing responsibility to assist such residents in locating adequate permanent facilities within three years from the time they are displaced. Relocation will be carried out in accordance with a Relocation Plan adopted by the Agency.

Method of Financing

For the purpose of carrying out the Project, the Redevelopment Agency will obtain a project temporary loan from the United States of America (hereinafter called the "Government") in the estimated amount of Sixteen Million Two Hundred Thirty-eight Thousand Eight Hundred and Forty-six Dollars (\$16,238,846.00). The obligations evidencing the Agency's indebtedness to the Government for the project temporary loan shall be in a form satisfactory to the Government. Said obligations will not be a debt of the City and County of San Francisco, the State of California, nor any of its political subdivisions. Neither the City and County of San Francisco, the State of California nor any of its political subdivisions shall be liable on said obligations nor in any event shall the obligations be payable out of funds or properties other than those of the Agency, and the obligations shall so state on their face.

The purpose for which the proceeds obtained from the project temporary loan shall be spent are: (1) the acquisition of project land; (2) the expenses incurred through the relocation of persons residing in the Project Area; (3) the expenses relating to the razing, demolition or removal of buildings and other improvements in the Project Area; (4) the expenses in connection with the disposition of Project Land; (5) the expenses of administering the Project, including interest charges, and other expenses necessary to effectuate the Redevelopment Plan.

The Redevelopment Agency will make payment on the Project Temporary Loan obligations from the proceeds of the disposition of Project land estimated at Eight Million Two Hundred Eighty-seven Thousand Five Hundred and Twenty-eight Dollars (\$8,287,528.00), and from a Capital Grant from the Government estimated at Seven Million Nine Hundred Fifty-one Thousand Three Hundred and Eighteen Dollars (\$7,951,318.00).

Both the Project Temporary Loan and the Capital Grant or Grants are to be made by the Government to the Redevelopment Agency under the terms of a certain Contract entered into by and between the Redevelopment Agency and the Government.

The Capital Grant or Grants will not be made to the Redevelopment Agency by the Government until local grants-in-aid have been provided, as required by the Contract referred to in the preceding paragraph of this Plan.

Pursuant to the provisions of Title I of the Housing Act of 1949, as amended, the Redevelopment Agency will pool the non-cash local grant-in-aid credits for such site improvements and public facilities which the City and County of San Francisco and/or the San Francisco Unified School District will provide in connection with both the Western Addition and the Diamond Heights Projects. Thus, the excess non-cash local grant-in-aid credits for site improvements and public facilities to be provided with respect to the Diamond Heights Project shall be utilized to finance the Western Addition Project.

Said site improvements and public facilities shall include, without being limited to, the items listed below for which funds are presently provided or for which funds will be provided by the Board of Supervisors of the City and County of San Francisco at the time of or in connection with the adoption of the Redevelopment Plan.

		Funds Appropriated, Appropriations Pending or Funds Available When Needed		Appropriation Number	Estimated Non-Cash Local Grants- in-Aid
DIAMOND HEIGHTS PROJECT		Estimated Cost			
1.	Glen Canyon Trunk Sewer	\$ 131,000	\$ 131,000	804-000-097	\$ 78,600
2.	Firehouse Reconstruction	80,360	80,360	811-550-104-01	26,787
3.	Glen Canyon Day Camp	222,770	222,770	180-550-06	111,385
4.	Water Distribution System & 20" Water Main Relocation	454,747	454,747 ⁽¹⁾	5-747-514-000	454,747
5.	Street Lighting	173,000	173,000 ⁽²⁾	5-713-503-000	173,000
6.	Elementary School Site	134,650	134,650		134,650
Sub-total		\$ 1,196,527	\$ 1,196,527		\$ 979,169
WESTERN ADDITION PROJECT					
			(\$ 3,232,000)	5-672-500-232	
1.	Geary Street Widening	\$ 4,342,000	(\$ 110,000)	5-685-600-069	\$2,117,369
			(\$ 1,000,000)	806-000-200	
2.	Webster Street Widening	800,000	800,000	5-672-500-233	157,883
3.	O'Farrell Street Improvements (Portion within Project)	56,600	56,600	136-992-00	56,600
4.	Eddy Street Improvements (Portion bordering Project)	22,000	22,000	240-991-05	11,000
5.	Ellis Street Improvements (Portion within Project)	50,000	50,000	340-995-50	50,000
6.	Traffic Signals	90,000	90,000	5-685-500-004	67,362
7.	Fire and Police Boxes	29,974	29,974	5-233-913-000	12,732
8.	Low Pressure Water	120,000	120,000	5-747-515-000	47,990
9.	Auxiliary Water System				
a.	High Pressure Water Mains	89,000	(9,000 80,000	5-423-500-145 5-672-500-232	89,000
b.	Cisterns	100,000	100,000 ⁽¹⁾	6-423-503-145	100,000
10.	Street Lighting	217,300	(154,850 (62,450 ⁽²⁾	5-715-503-000 5-715-503-000	163,489
11.	Sewers	396,000	396,000	804-000-050	229,756
12.	Girls High School	1,130,491	1,130,491	809-550-032	160,530
13.	Raphael Weill School (Expansion)	345,532	45,532	809-550-372	17,758
14.	Hamilton Recreation Center	1,465,196	(765,196 (350,000 ⁽²⁾	807-550-044 5-657-602-000	122,672
15.	Hayward Playground	323,279	323,279	807-550-012	74,354
16.	Firehouse (Turk & Webster Streets)	223,190	223,190	811-500-004	45,754
Sub-total		\$ 9,800,562	\$ 9,150,562		\$3,524,249
Total both Projects		\$10,997,089	\$10,347,089		\$4,503,418

Amount of Non-Cash Local Grant-in-Aid required to finance the Western Addition and Diamond Heights Projects (One-third of the aggregate net project costs of both Projects (\$13,197,724) \$4,399,241

Surplus Non-Cash Local Grants-in-Aid to be applied to either of the aforementioned Projects or to future projects \$ 104,177

- (1) - Included in 1956 - '57 budget.
- (2) - Supplemental Appropriations Pending.

It is recognized that figures shown herein are estimated figures and are subject to revision. The extent of the City's contribution and commitment for non-cash local grants-in-aid will be contained in the ordinance adopting the Redevelopment Plan and in any subsequent ordinances required to effect amendments thereto, and will require certification of the Controller of the City and County of San Francisco that funds for such non-cash local grants-in-aid have been appropriated and are available.

It is further recognized that the estimates regarding the disposition of land acquired by the Agency and the estimated costs of the site improvements and public facilities listed hereinabove are subject to further revision. In the event that the local grant-in-aid credits obtained by the provisions of facilities and improvements listed hereinabove are not equal to one-third of the aggregate net project costs of the Diamond Heights project and the Western Addition project, the City and County of San Francisco, subject to its fiscal laws, will provide such additional non-cash or cash grants-in-aid as may be necessary to increase the total amount of non-cash and cash local grants-in-aid to not less than one-third of the aggregate net project costs thereof.

It is the intention of the City and County of San Francisco and/or the San Francisco Unified School District to provide the additional public facilities listed below for which funds are not presently available on designated land presently owned by the City and County of San Francisco within the designated Project Area or on land within the designated Project Area to be acquired by the City and County of San Francisco and/or the San Francisco Unified School District. Provisions for the expenditures necessary to provide the public facilities listed below for which funds are not presently available shall be subject to such action as may be required by law.

A. DIAMOND HEIGHTS PROJECT

1. Two Public Recreation Areas and a Park
2. Branch Library
3. Elementary School
4. Junior High School
5. Home School (Public)

B. WESTERN ADDITION PROJECT

1. Raphael Weill School Expansion (In addition to improvements already provided)

Subsequent to the provision of funds by the City and County of San Francisco and/or the San Francisco Unified School District for the installation of any of the aforementioned public facilities, for which funds are not presently available, the Agency shall request the Urban Renewal Administration to take appropriate action to effect additional non-cash local grant-in-aid credits resulting therefrom, to be applied to either of the aforementioned projects or to future projects.

Payment for Property Condemned

The project temporary loan described herein will include funds to pay for property acquired by the Agency in the estimated amount of Thirteen Million Three Hundred Twenty-six Thousand Four Hundred and Fifty-two Dollars (\$13,326,452.00). Such funds will be credited to an account known by the title, Real Estate Purchases, or a similar title, and shall be made available to the Agency by the Government. The Agency will pay the fair market value for all properties acquired. In the condemnation of any real property, the Agency will comply with all the provisions of law relative to the exercise of the right of eminent domain.


AMENDMENT

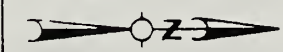
This Redevelopment Plan may be amended in any manner as is now or hereafter may be permitted by law.

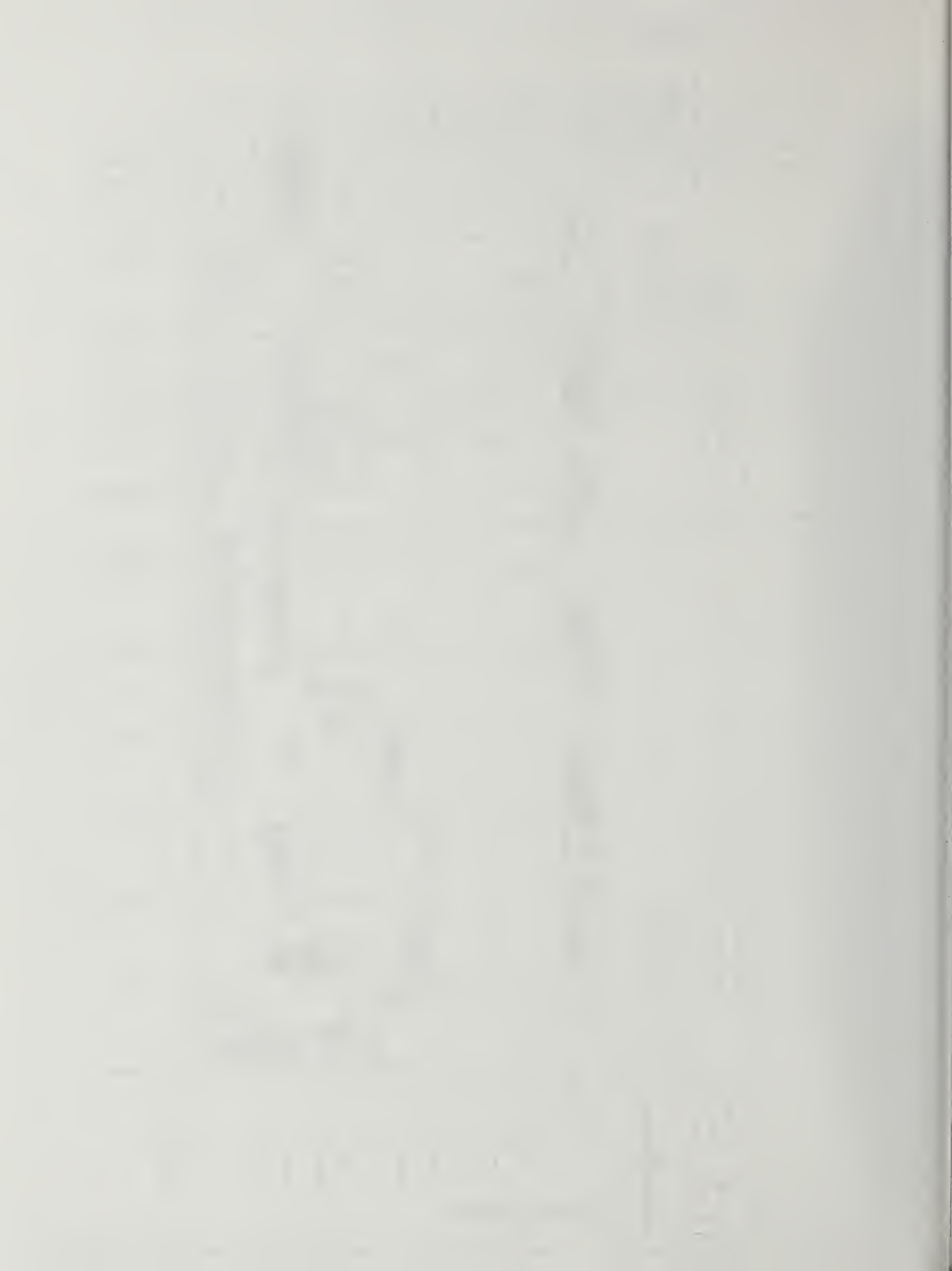
[illegible]

LAND USE MAP

WESTERN ADDITION REDEVELOPMENT PROJECT AREA A-1
REDEVELOPMENT AGENCY OF THE CITY AND COUNTY OF SAN FRANCISCO

<p>  </p> <p>SECRET</p>	<p> given in p. 1 received on 1/10 date 1/10/19 </p>
	<p> PART II A </p>





LEGEND

Indicated roads streets & highways
to be removed
to be retained
new streets & highways
proposed location street address
shown to be removed
shown to be retained
shown to be vacated
shown to be altered
shown to be altered



SITE PREPARATION PLAN STREETS AND HIGHWAYS

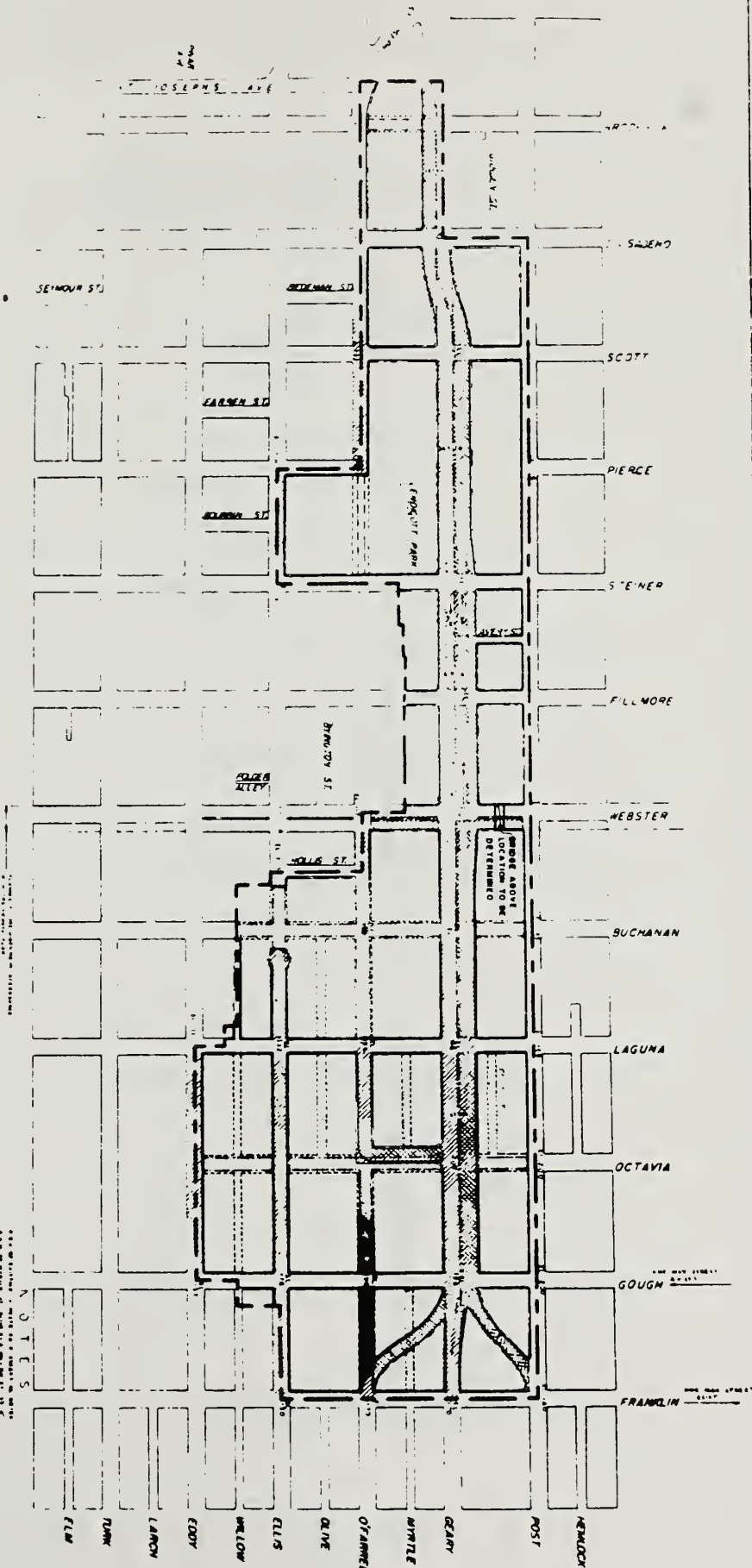
WESTERN ADDITION REDEVELOPMENT PROJECT AREA A-1
REDEVELOPMENT AGENCY OF THE CITY AND COUNTY OF SAN FRANCISCO

APPROVED BY THE
REDEVELOPMENT
AGENCY OF THE CITY
AND COUNTY OF
SAN FRANCISCO ON
DATE: NOV 23 1964
BY: [Signature]

REVISIONS
NO. DATE



PART I
B



NOTES

SEE MAP SHEET 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 947, 948, 949, 950, 951, 952, 953, 954, 955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978, 979, 980, 981, 982, 983, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000, 1001, 1002, 1003, 1004, 1005, 1006, 1007, 1008, 1009, 1010, 1011, 1012, 1013, 1014, 1015, 1016, 1017, 1018, 1019, 1020, 1021, 1022, 1023, 1024, 1025, 1026, 1027, 1028, 1029, 1030, 1031, 1032, 1033, 1034, 1035, 1036, 1037, 1038, 1039, 1040, 1041, 1042, 1043, 1044, 1045, 1046, 1047, 1048, 1049, 1050, 1051, 1052, 1053, 1054, 1055, 1056, 1057, 1058, 1059, 1060, 1061, 1062, 1063, 1064, 1065, 1066, 1067, 1068, 1069, 1070, 1071, 1072, 1073, 1074, 1075, 1076, 1077, 1078, 1079, 1080, 1081, 1082, 1083, 1084, 1085, 1086, 1087, 1088, 1089, 1090, 1091, 1092, 1093, 1094, 1095, 1096, 1097, 1098, 1099, 1100, 1101, 1102, 1103, 1104, 1105, 1106, 1107, 1108, 1109, 1110, 1111, 1112, 1113, 1114, 1115, 1116, 1117, 1118, 1119, 1120, 1121, 1122, 1123, 1124, 1125, 1126, 1127, 1128, 1129, 1130, 1131, 1132, 1133, 1134, 1135, 1136, 1137, 1138, 1139, 1140, 1141, 1142, 1143, 1144, 1145, 1146, 1147, 1148, 1149, 1150, 1151, 1152, 1153, 1154, 1155, 1156, 1157, 1158, 1159, 1160, 1161, 1162, 1163, 1164, 1165, 1166, 1167, 1168, 1169, 1170, 1171, 1172, 1173, 1174, 1175, 1176, 1177, 1178, 1179, 1180, 1181, 1182, 1183, 1184, 1185, 1186, 1187, 1188, 1189, 1190, 1191, 1192, 1193, 1194, 1195, 1196, 1197, 1198, 1199, 1200, 1201, 1202, 1203, 1204, 1205, 1206, 1207, 1208, 1209, 1210, 1211, 1212, 1213, 1214, 1215, 1216, 1217, 1218, 1219, 1220, 1221, 1222, 1223, 1224, 1225, 1226, 1227, 1228, 1229, 1230, 1231, 1232, 1233, 1234, 1235, 1236, 1237, 1238, 1239, 1240, 1241, 1242, 1243, 1244, 1245, 1246, 1247, 1248, 1249, 1250, 1251, 1252, 1253, 1254, 1255, 1256, 1257, 1258, 1259, 1260, 1261, 1262, 1263, 1264, 1265, 1266, 1267, 1268, 1269, 1270, 1271, 1272, 1273, 1274, 1275, 1276, 1277, 1278, 1279, 1280, 1281, 1282, 1283, 1284, 1285, 1286, 1287, 1288, 1289, 1290, 1291, 1292, 1293, 1294, 1295, 1296, 1297, 1298, 1299, 1300, 1301, 1302, 1303, 1304, 1305, 1306, 1307, 1308, 1309, 1310, 1311, 1312, 1313, 1314, 1315, 1316, 1317, 1318, 1319, 1320, 1321, 1322, 1323, 1324, 1325, 1326, 1327, 1328, 1329, 1330, 1331, 1332, 1333, 1334, 1335, 1336, 1337, 1338, 1339, 1340, 1341, 1342, 1343, 1344, 1345, 1346, 1347, 1348, 1349, 1350, 1351, 1352, 1353, 1354, 1355, 1356, 1357, 1358, 1359, 1360, 1361, 1362, 1363, 1364, 1365, 1366, 1367, 1368, 1369, 1370, 1371, 1372, 1373, 1374, 1375, 1376, 1377, 1378, 1379, 1380, 1381, 1382, 1383, 1384, 1385, 1386, 1387, 1388, 1389, 1390, 1391, 1392, 1393, 1394, 1395, 1396, 1397, 1398, 1399, 1400, 1401, 1402, 1403, 1404, 1405, 1406, 1407, 1408, 1409, 1410, 1411, 1412, 1413, 1414, 1415, 1416, 1417, 1418, 1419, 1420, 1421, 1422, 1423, 1424, 1425, 1426, 1427, 1428, 1429, 1430, 1431, 1432, 1433, 1434, 1435, 1436, 1437, 1438, 1439, 1440, 1441, 1442, 1443, 1444, 1445, 1446, 1447, 1448, 1449, 1450, 1451, 1452, 1453, 1454, 1455, 1456, 1457, 1458, 1459, 1460, 1461, 1462, 1463, 1464, 1465, 1466, 1467, 1468, 1469, 1470, 1471, 1472, 1473, 1474, 1475, 1476, 1477, 1478, 1479, 1480, 1481, 1482, 1483, 1484, 1485, 1486, 1487, 1488, 1489, 1490, 1491, 1492, 1493, 1494, 1495, 1496, 1497, 1498, 1499, 1500, 1501, 1502, 1503, 1504, 1505, 1506, 1507, 1508, 1509, 1510, 1511, 1512, 1513, 1514, 1515, 1516, 1517, 1518, 1519, 1520, 1521, 1522, 1523, 1524, 1525, 1526, 1527, 1528, 1529, 1530, 1531, 1532, 1533, 1534, 1535, 1536, 1537, 1538, 1539, 1540, 1541, 1542, 1543, 1544, 1545, 1546, 1547, 1548, 1549, 1550, 1551, 1552, 1553, 1554, 1555, 1556, 1557, 1558, 1559, 1560, 1561, 1562, 1563, 1564, 1565, 1566, 1567, 1568, 1569, 1570, 1571, 1572, 1573, 1574, 1575, 1576, 1577, 1578, 1579, 1580, 1581, 1582, 1583, 1584, 1585, 1586, 1587, 1588, 1589, 1590, 1591, 1592, 1593, 1594, 1595, 1596, 1597, 1598, 1599, 1600, 1601, 1602, 1603, 1604, 1605, 1606, 1607, 1608, 1609, 1610, 1611, 1612, 1613, 1614, 1615, 1616, 1617, 1618, 1619, 1620, 1621, 1622, 1623, 1624, 1625, 1626, 1627, 1628, 1629, 1630, 1631, 1632, 1633, 1634, 1635, 1636, 1637, 1638, 1639, 1640, 1641, 1642, 1643, 1644, 1645, 1646, 1647, 1648, 1649, 1650, 1651, 1652, 1653, 1654, 1655, 1656, 1657, 1658, 1659, 1660, 1661, 1662, 1663, 1664, 1665, 1666, 1667, 1668, 1669, 1670, 1671, 1672, 1673, 1674, 1675, 1676, 1677, 1678, 1679, 1680, 1681, 1682, 1683, 1684, 1685, 1686, 1687, 1688, 1689, 1690, 1691, 1692, 1693, 1694, 1695, 1696, 1697, 1698, 1699, 1700, 1701, 1702, 1703, 1704, 1705, 1706, 1707, 1708, 1709, 1710, 1711, 1712, 1713, 1714, 1715, 1716, 1717, 1718, 1719, 1720, 1721, 1722, 1723, 1724, 1725, 1726, 1727, 1728, 1729, 1730, 1731, 1732, 1733, 1734, 1735, 1736, 1737, 1738, 1739, 1740, 1741, 1742, 1743, 1744, 1745, 1746, 1747, 1748, 1749, 1750, 1751, 1752, 1753, 1754, 1755, 1756, 1757, 1758, 1759, 1760, 1761, 1762, 1763, 1764, 1765, 1766, 1767, 1768, 1769, 1770, 1771, 1772, 1773, 1774, 1775, 1776, 1777, 1778, 1779, 1780, 1781, 1782, 1783, 1784, 1785, 1786, 1787, 1788, 1789, 1790, 1791, 1792, 1793, 1794, 1795, 1796, 1797, 1798, 1799, 1800, 1801, 1802, 1803, 1804, 1805, 1806, 1807, 1808, 1809, 1810, 1811, 1812, 1813, 1814, 1815, 1816, 1817, 1818, 1819, 1820, 1821, 1822, 1823, 1824, 1825, 1826, 1827, 1828, 1829, 1830, 1831, 1832, 1833, 1834, 1835, 1836, 1837, 1838, 1839, 1840, 1841, 1842, 1843, 1844, 1845, 1846, 1847, 1848, 1849, 1850, 1851, 1852, 1853, 1854, 1855, 1856, 1857, 1858, 1859, 1860, 1861, 1862, 1863, 1864, 1865, 1866, 1867, 1868, 1869, 1870, 1871, 1872, 1873, 1874, 1875, 1876, 1877, 1878, 1879, 1880, 1881, 1882, 1883, 1884, 1885, 1886, 1887, 1888, 1889, 1890, 1891, 1892, 1893, 1894, 1895, 1896, 1897, 1898, 1899, 1900, 1901, 1902, 1903, 1904, 1905, 1906, 1907, 1908, 1909, 1910, 1911, 1912, 1913, 1914, 1915, 1916, 1917, 1918, 1919, 1920, 1921, 1922, 1923, 1924, 1925, 1926, 1927, 1928, 1929, 1930, 1931, 1932, 1933, 1934, 1935, 1936, 1937, 1938, 1939, 1940, 1941, 1942, 1943, 1944, 1945, 1946, 1947, 1948, 1949, 1950, 1951, 1952, 1953, 1954, 1955, 1956, 1957, 1958, 1959, 1960, 1961, 1962, 1963, 1964, 1965, 1966, 1967, 1968, 1969, 1970, 1971, 1972, 1973, 1974, 1975, 1976, 1977, 1978, 1979, 1980, 1981, 1982, 1983, 1984, 1985, 1986, 1987, 1988, 1989, 1990, 1991, 1992, 1993, 1994, 1995, 1996, 1997, 1998, 1999, 2000, 2001, 2002, 2003, 2004, 2005, 2006, 2007, 2008, 2009, 2010, 2011, 2012, 2013, 2014, 2015, 2016, 2017, 2018, 2019, 2020, 2021, 2022, 2023, 2024, 2025, 2026, 2027, 2028, 2029, 2030, 2031, 2032, 2033, 2034, 2035, 2036, 2037, 2038, 2039, 2040, 2041, 2042, 2043, 2044, 2045, 2046, 2047, 2048, 2049, 2050, 2051, 2052, 2053, 2054, 2055, 2056, 2057, 2058, 2059, 2060, 2061, 2062, 2063, 2064, 2065, 2066, 2067, 2068, 2069, 2070, 2071, 2072, 2073, 2074, 2075, 2076, 2077, 2078, 2079, 2080, 2081, 2082, 2083, 2084, 2085, 2086, 2087, 2088, 2089, 2090, 2091, 2092, 2093, 2094, 2095, 2096, 2097, 2098, 2099, 2100, 2101, 2102, 2103, 2104, 2105, 2106, 2107, 2108, 2109, 2110, 2111, 2112, 2113, 2114, 2115, 2116, 2117, 2118, 2119, 2120, 2121, 2

LEGEND

- ST. JOSEPH'S AVE
- SEYMOUR ST
- BRODERICK
- DIVISADERO
- SCOTT
- PIERCE
- STEINER
- FILLMORE
- WEBSTER
- BUCHANAN
- LAGUNA
- OCTAVIA
- GOUGH
- FRANKLIN
- HEWLOCK
- POST
- GARY
- MYRTLE
- OTARELL
- OLIVE
- FILIS
- WILLOW
- EDDY
- LARCH
- TURK
- FLW

SITE PREPARATION PLAN AUXILIARY WATER

WESTERN ADDITION REDEVELOPMENT PROJECT AREA A-1
REDEVELOPMENT AGENCY OF THE CITY AND COUNTY OF SAN FRANCISCO

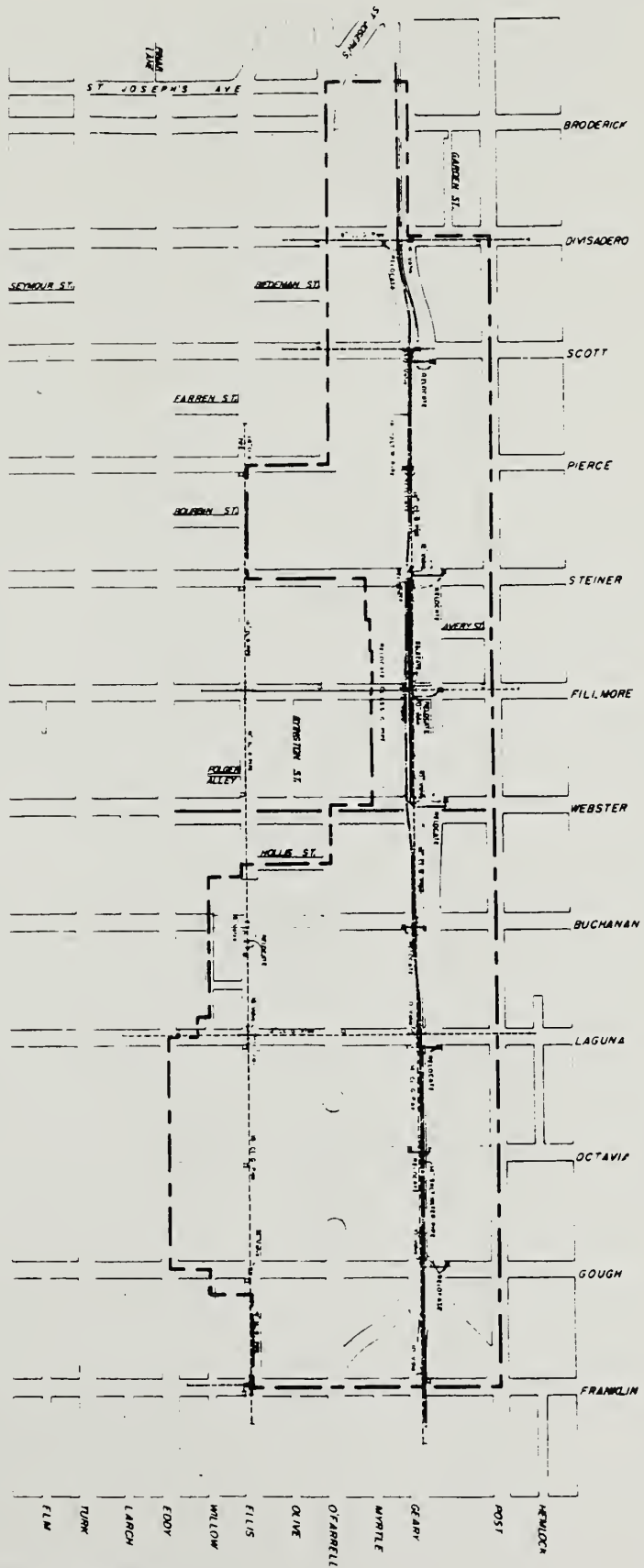
APPROVED BY THE
REDEVELOPMENT
AGENCY OF THE CITY
AND COUNTY OF
SAN FRANCISCO ON
U-2 NOV. 23 1964
SPECIAL AGENT

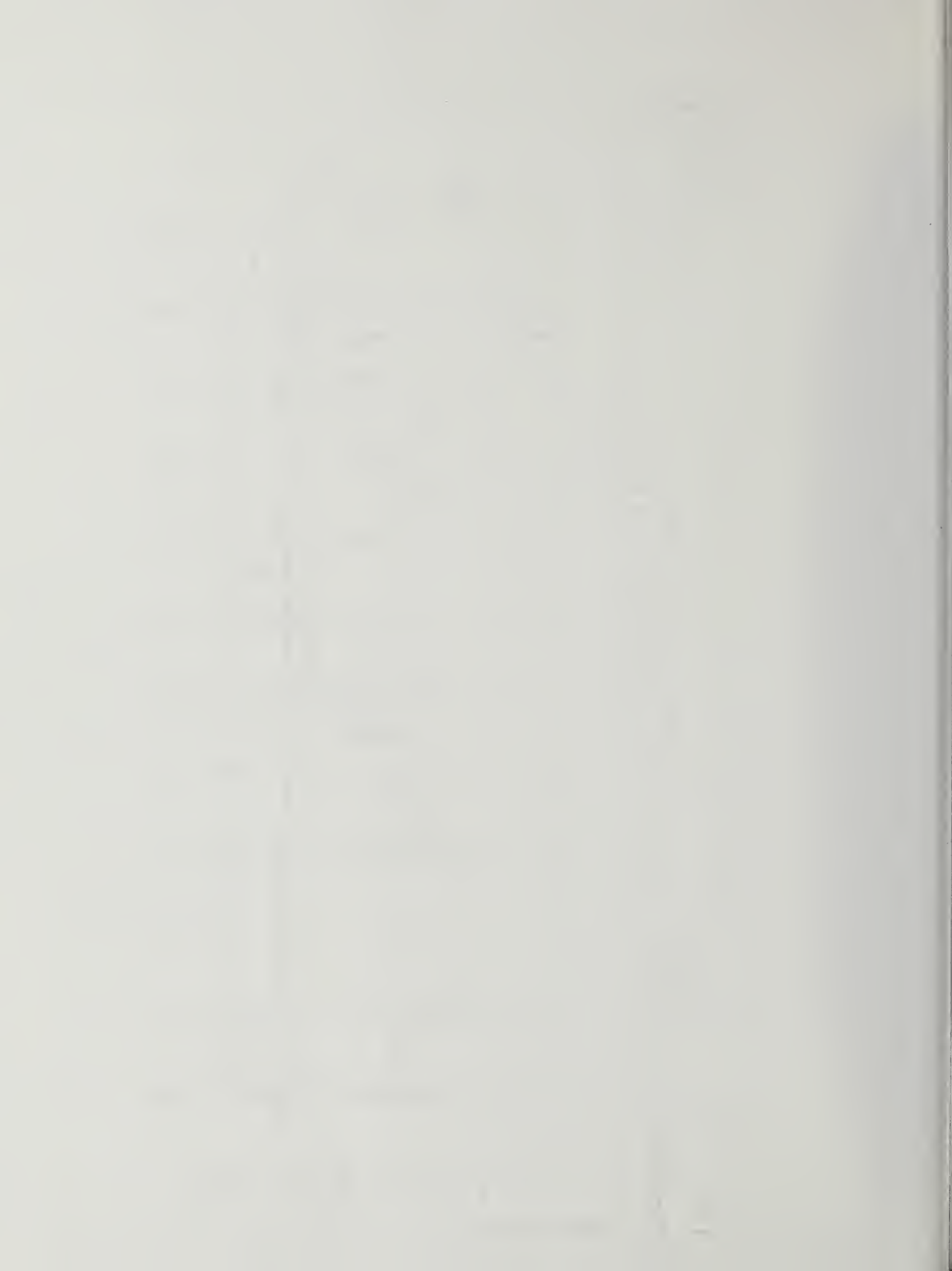
REVISIONS
NO. DATE

SCALE

DATE: 11-14-64
DRAWN BY: J. S. C.

PART II
C





[illegible]

SITE PREPARATION PLAN

LOW PRESSURE WATER

WESTERN ADDITION REDEVELOPMENT PROJECT AREA A-1
REDEVELOPMENT AGENCY OF THE CITY AND COUNTY OF SAN FRANCISCO

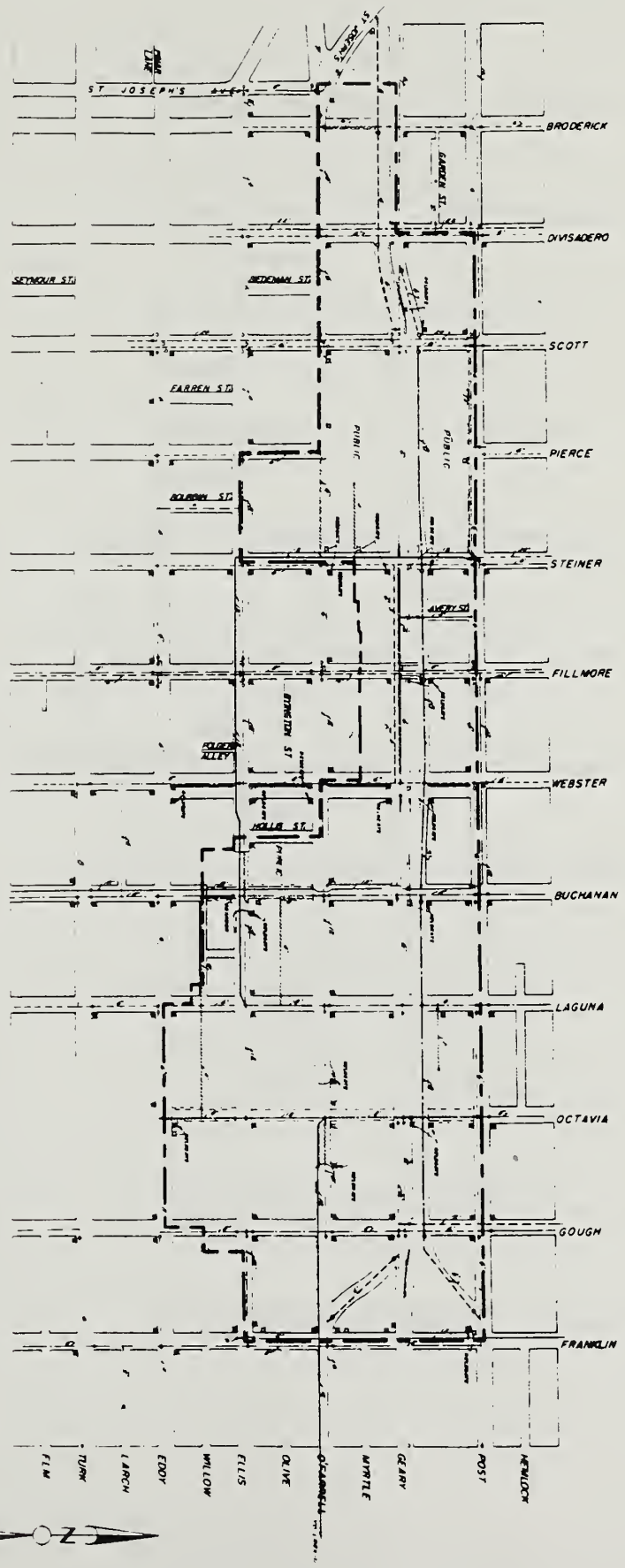
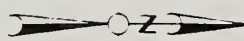
APPROVED BY THE
REDEVELOPMENT
AGENCY OF THE CITY
AND COUNTY OF
SAN FRANCISCO ON
DATE 1 MAY 88 1988

REV. 1-510MS
NO DATE

121. 125
126. 127
128. 129

PART II

D



LEGEND

STREET WIDTHS AS SHOWN
 PROPERTY LINES
 STREETS TO BE REDEVELOPED
 STREETS TO BE MAINTAINED
 PROJECT BOUNDARY
 DISTRICT OF 12 BLOCKS



SITE PREPARATION PLAN SEWERS

WESTERN ADDITION REDEVELOPMENT PROJECT AREA A-1
 REDEVELOPMENT AGENCY OF THE CITY AND COUNTY OF SAN FRANCISCO

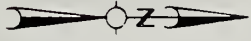
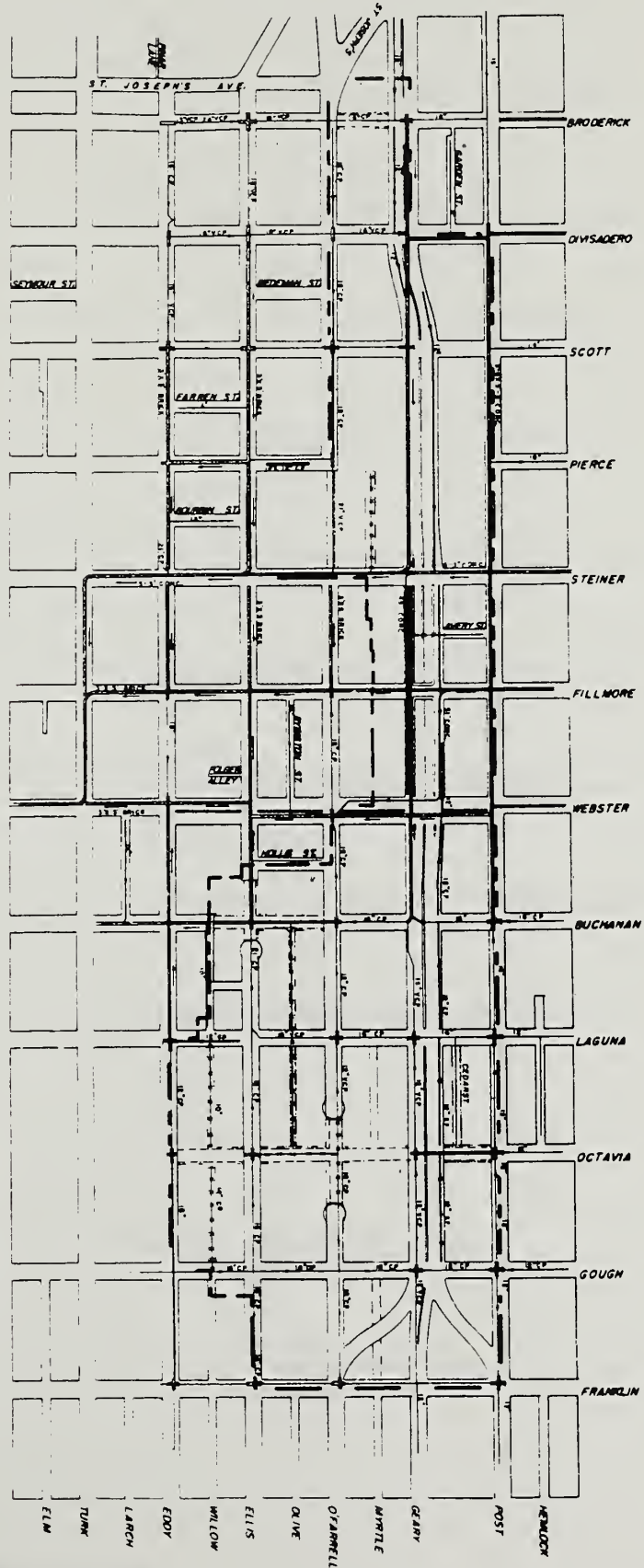
APPROVED BY THE
 REDEVELOPMENT
 AGENCY OF THE CITY
 AND COUNTY OF
 SAN FRANCISCO ON
 DATE: MAY 18, 1964
[Signature]

REVISIONS
 NO. DATE



DATE: MAY 18, 1964
 SCALE: 1" = 100'

PART II
 E



LEGEND

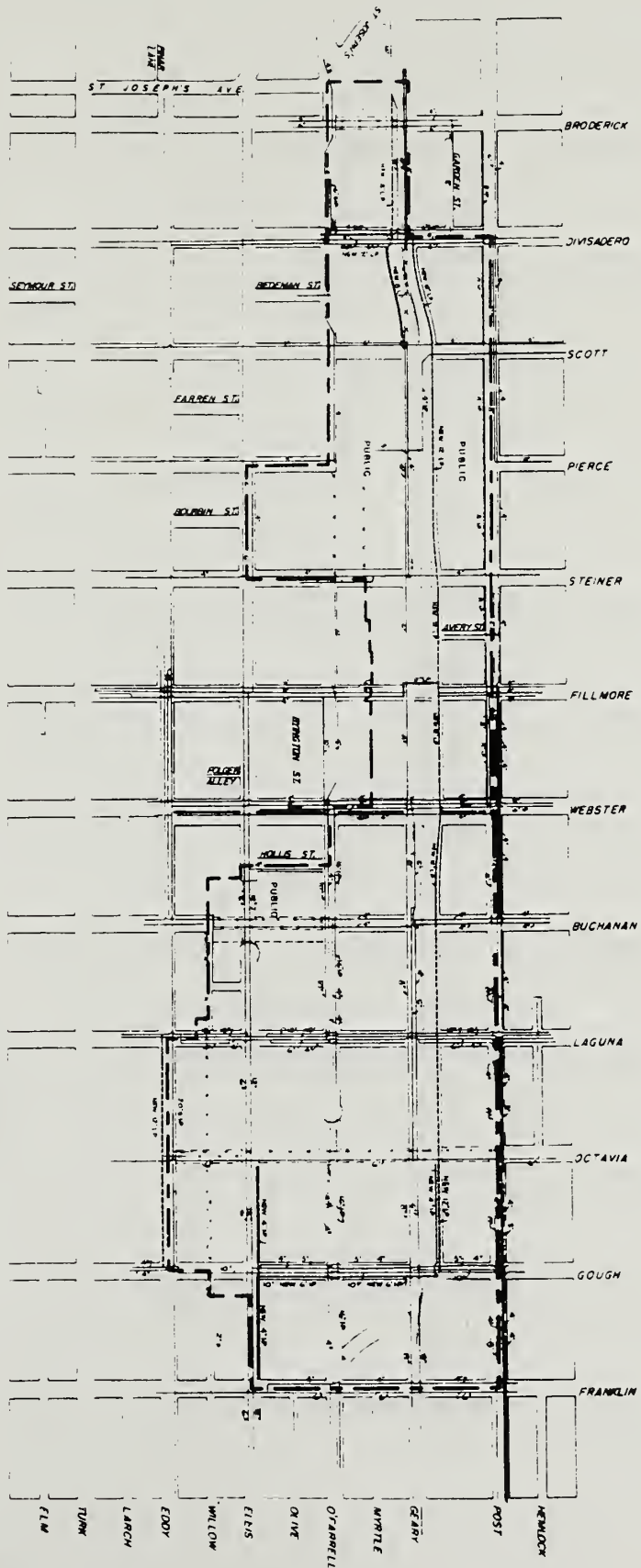
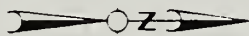
PROJECT BOUNDARY
EXISTING GAS MAIN
GAS MAIN TO BE INSTALLED
GAS MAIN TO BE DISCONTINUED & ABANDONED
LOW PRESSURE
HIGH PRESSURE
NEW PASSING
STAY HIGH PASSING
ALL EXISTING MAIN SHOWN IS LOW PRESSURE
NOTE: UNLESS OTHERWISE NOTED

SITE PREPARATION PLAN GAS

WESTERN ADDITION REDEVELOPMENT PROJECT AREA A-1
REDEVELOPMENT AGENCY OF THE CITY AND COUNTY OF SAN FRANCISCO

APPROVED BY THE
REDEVELOPMENT
AGENCY OF THE CITY
AND COUNTY OF
SAN FRANCISCO ON
1-1-75 NOV 28 1974
REVISIONS
NO DATE

DATE: 4-75
DRAWN BY: LJS
CHECKED BY: JLF
PART II
F



[illegible]

WESTERN ADDITION REDEVELOPMENT PROJECT AREA A-1
REDEVELOPMENT AGENCY OF THE CITY AND COUNTY OF SAN FRANCISCO

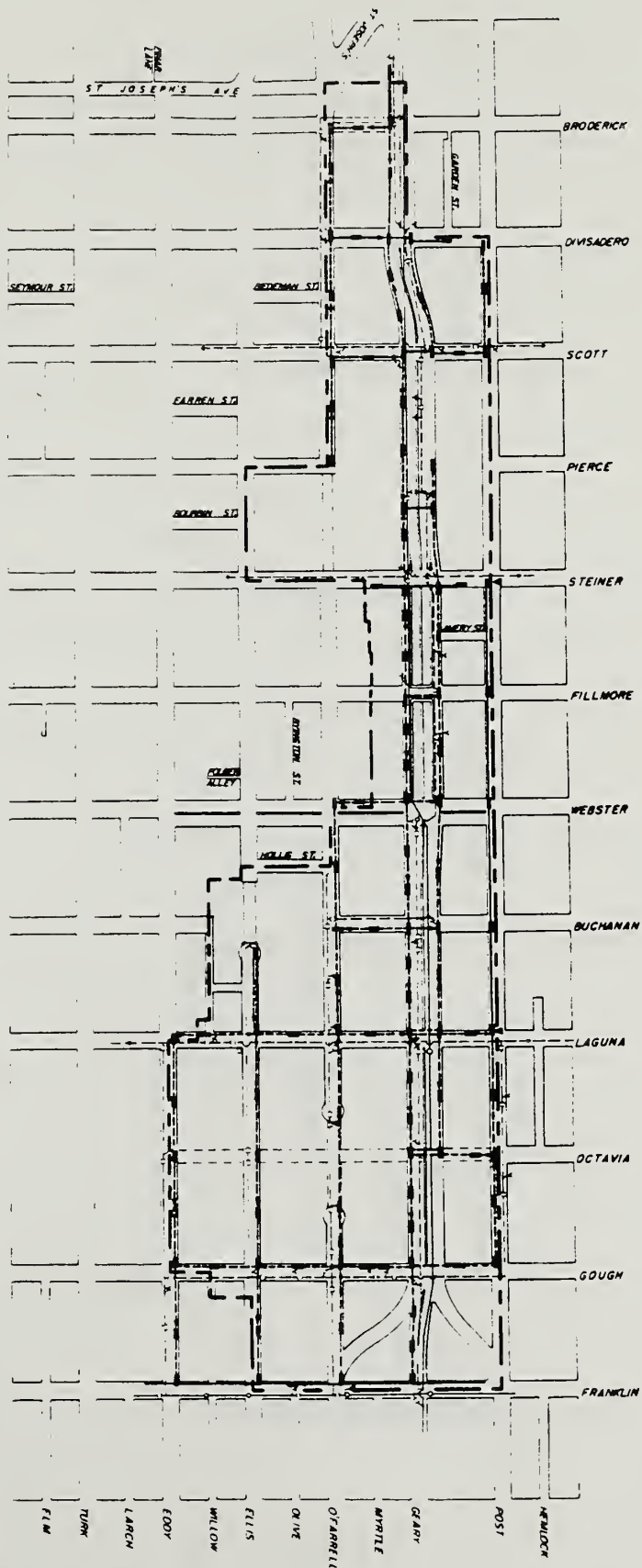
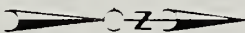
APPROVED BY THE
REDEVELOPMENT
AGENCY OF THE CITY
AND COUNTY OF
SAN FRANCISCO ON

DATE: NOV. 28, 1964

W. J. Jones
Secretary

REVISIONS
NO DATE

CHAMBER 11.7
CHAMBER 11.8
CHAMBER 11.9

PART III
G[illegible]

[illegible]

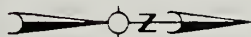
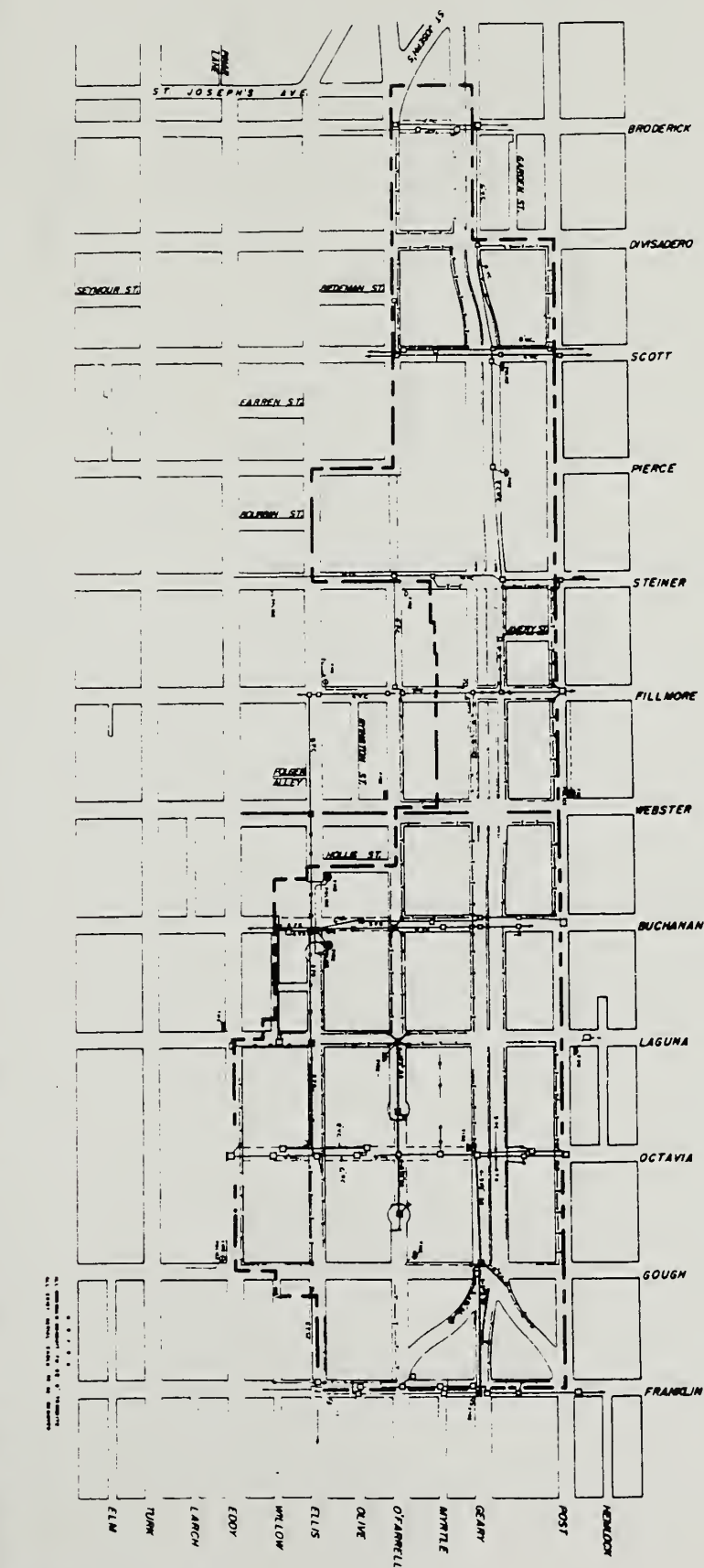
WESTERN ADDITION REDEVELOPMENT PROJECT AREA A-1
REDEVELOPMENT AGENCY OF THE CITY AND COUNTY OF SAN FRANCISCO

APPROVED BY THE
REDEVELOPMENT
AGENCY OF THE CITY
AND COUNTY OF
SAN FRANCISCO ON
DATE: NOV. 28, 1966

REVISIONS
NO. DATE

CHAMBERLAIN, W. B.
CHAMBERLAIN, W. B.
CHAMBERLAIN, W. B.

PART I



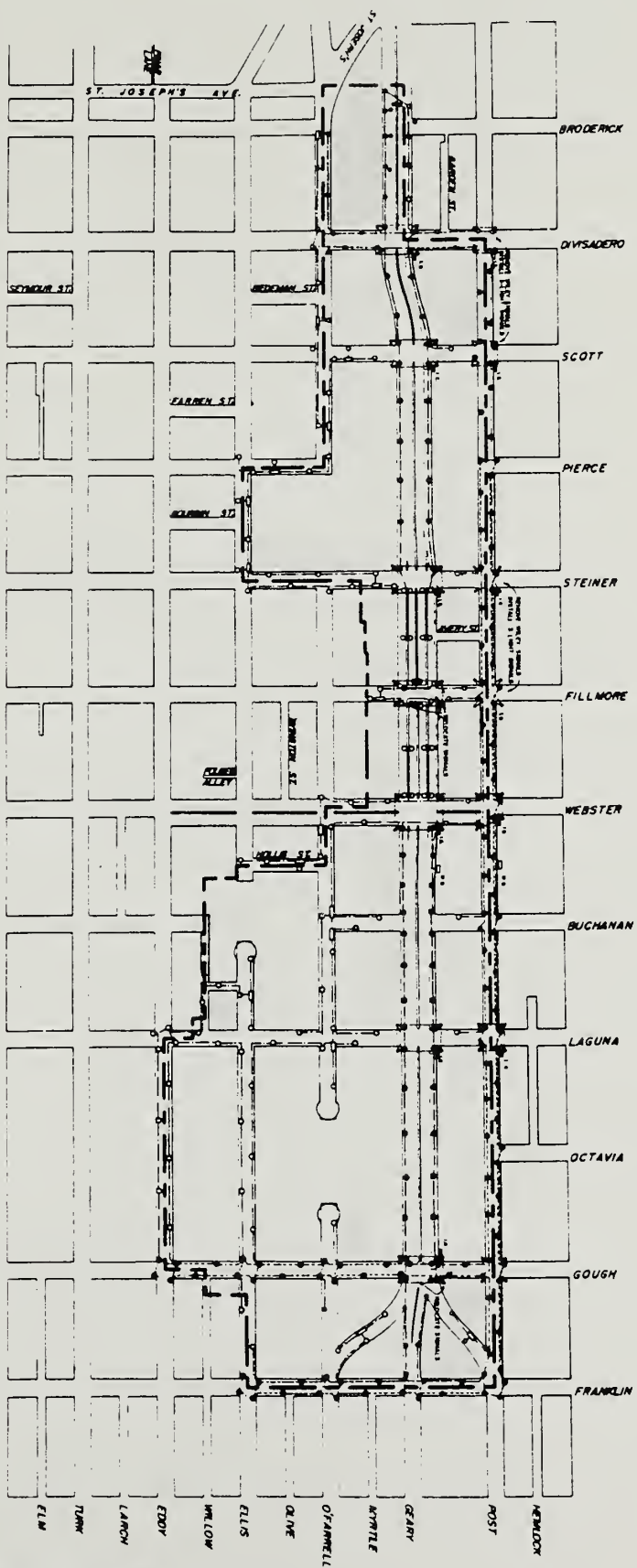
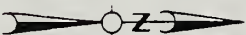


[illegible]

APPROVED BY THE
REDEVELOPMENT
AGENCY OF THE CITY
AND COUNTY OF
SAN FRANCISCO ON
DATE: NOV 28 1966
[Signature]
[Signature]

MSA
NAME OF N.Y.
COUNTY TOWN
DATE RECD. /

C



LEGEND

R 2 IS MULTI-PURPOSE, C IS COMMERCIAL, L IS LIGHT INDUSTRIAL

EXISTING R2 TO BE CHANGED TO C
EXISTING L1 TO BE CHANGED TO C
EXISTING C TO BE CHANGED TO R2
EXISTING L1 TO BE CHANGED TO R2

WESTERN ADDITION REDEVELOPMENT PROJECT AREA A-1
REDEVELOPMENT AGENCY OF THE CITY AND COUNTY OF SAN FRANCISCO

PROPOSED ZONING CHANGES

BASED ON PART II, CHAPTER II OF THE SAN FRANCISCO MUNICIPAL CODE (CITY PLANNING CODE), AMENDED AND CORRECTED AS OF DEC. 1, 1948

APPROVED BY THE
REDEVELOPMENT
AGENCY OF THE CITY
AND COUNTY OF
SAN FRANCISCO ON

DATE: MAY 23, 1964

11

REVISIONS
NO. DATE
1 2/12

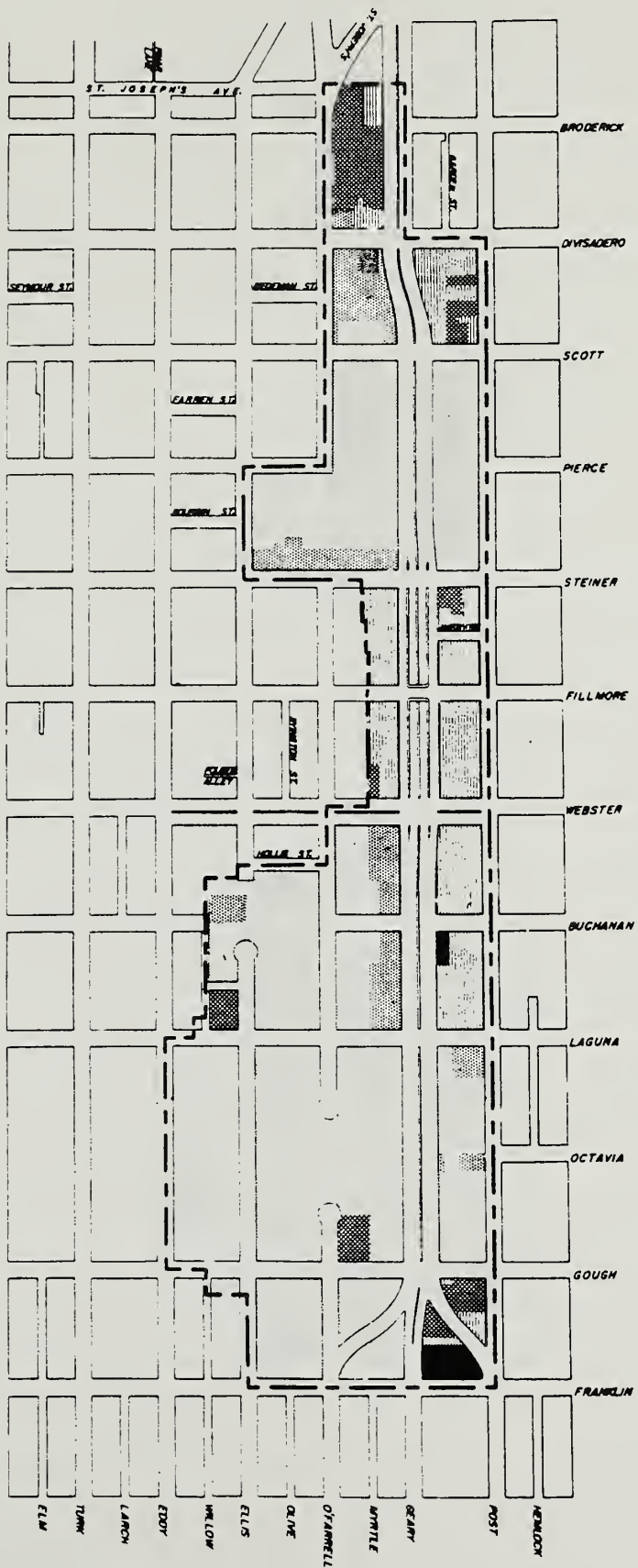
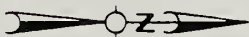
100-440000-111111

100-440000-111111

COPIES OF
LETTERS OF
MAY 11/20/59

PART II

下



LEGEND

Project Boundary
 Property to be acquired
 Public property not to be acquired
 Property excluded from the redevelopment plan
 Property the owner of which may participate in accordance with the provisions of the Redevelopment Act of 1946



ACQUISITION MAP

WESTERN ADDITION REDEVELOPMENT PROJECT AREA A-1
 REDEVELOPMENT AGENCY OF THE CITY AND COUNTY OF SAN FRANCISCO

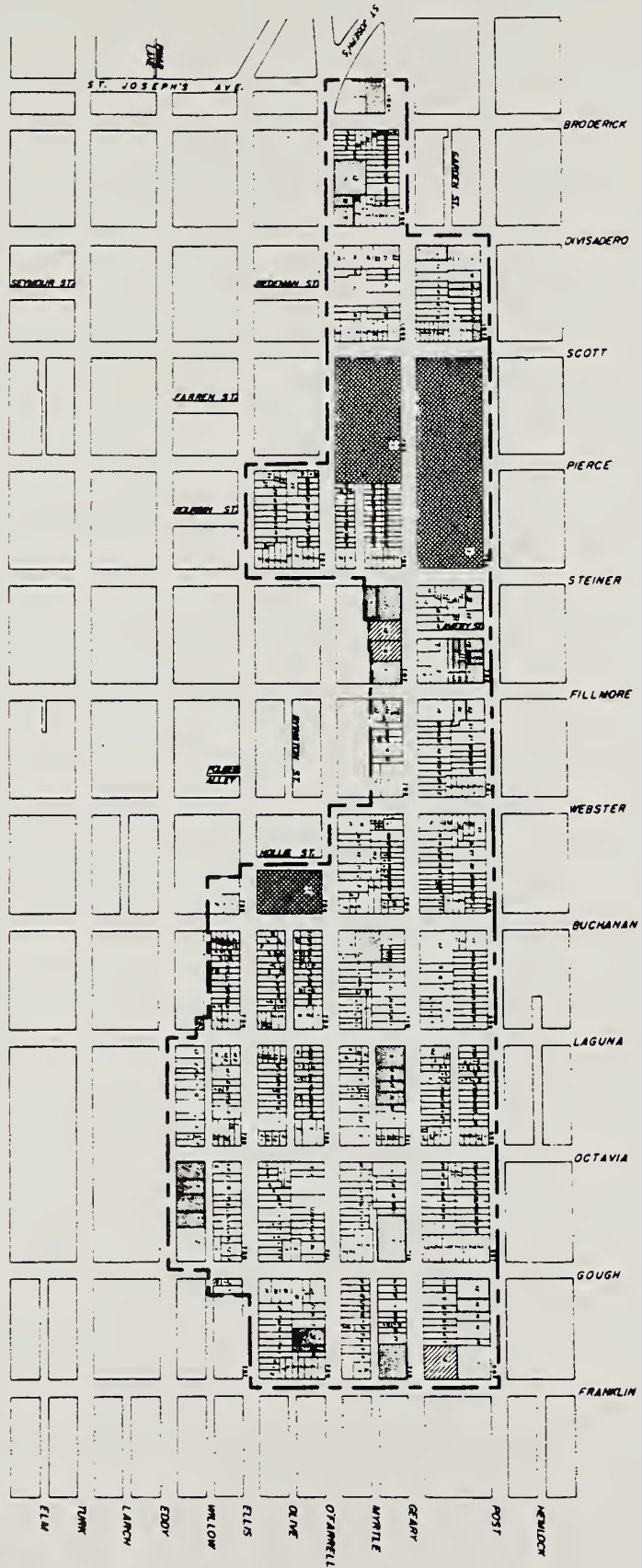
APPROVED BY THE
 REDEVELOPMENT
 AGENCY OF THE CITY
 AND COUNTY OF
 SAN FRANCISCO ON
 DATE 4/11/56
Joseph A. L. H. T.
John A. L. H. T.

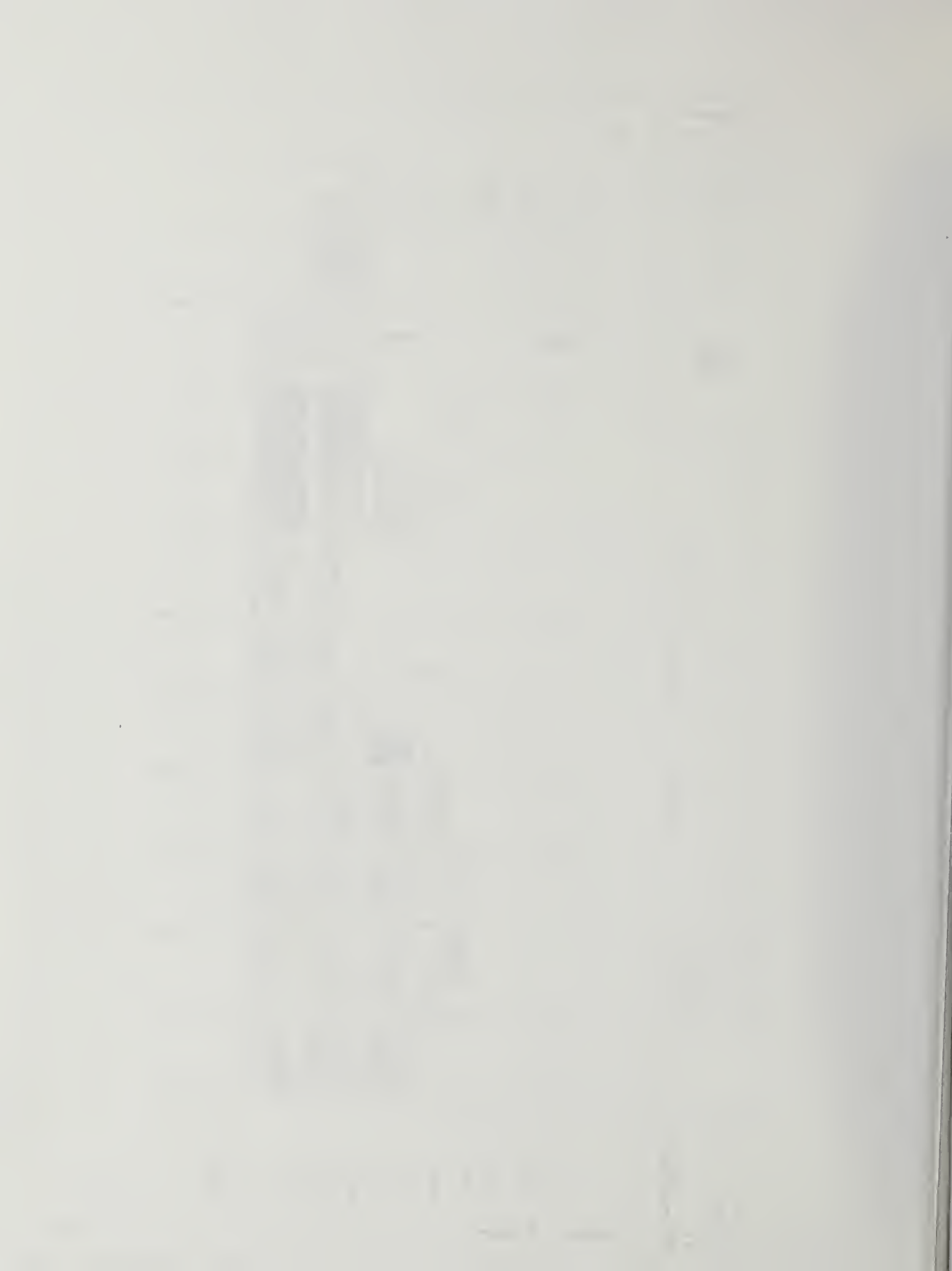
REVISIONS
 NO. DATE
 1 11/56

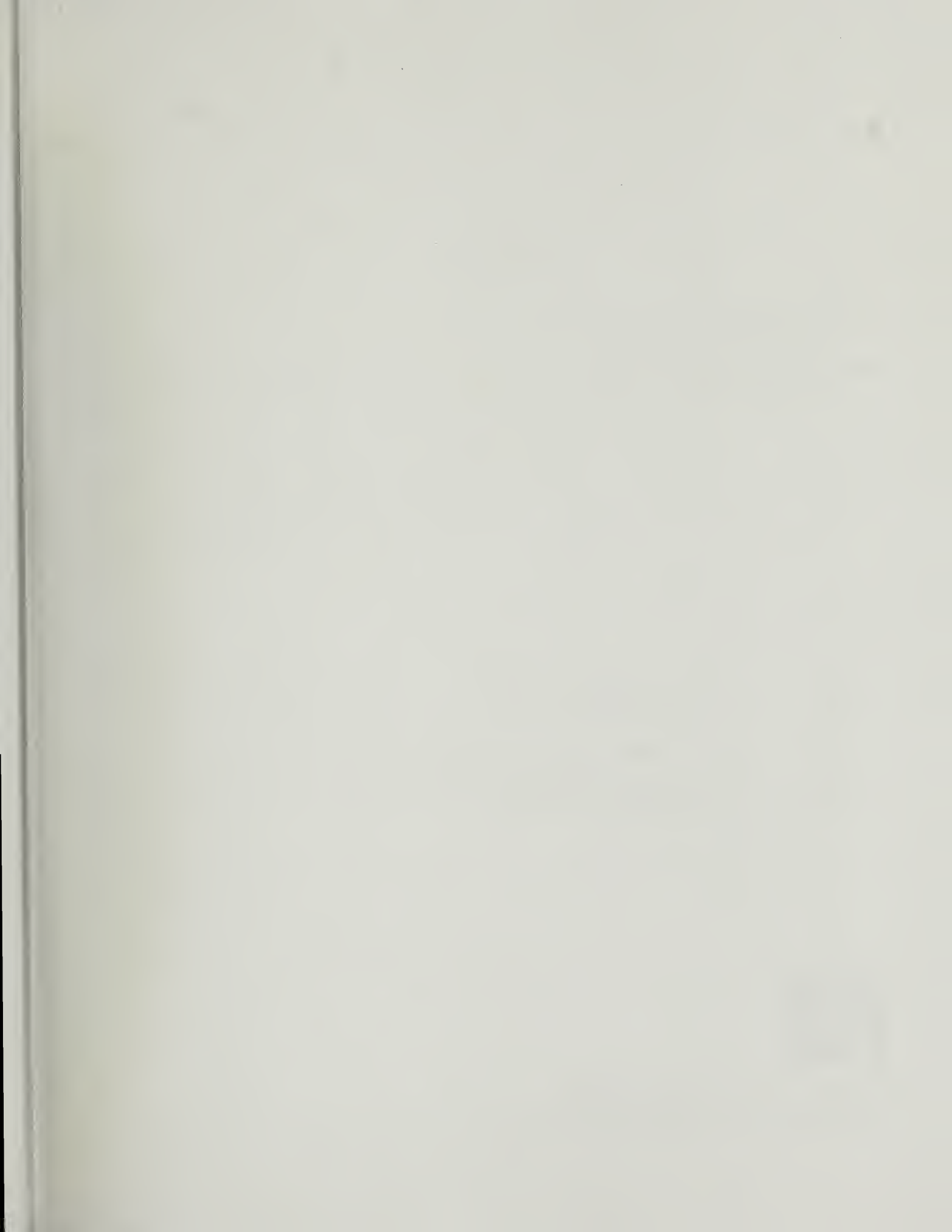
Scale 1" = 100'
 0 100 200
 Feet

PART II

L







2

SF

R35

* 82

1994

**Western Addition A-2
Redevelopment Plan**

October 3, 1994

DOCUMENTS DEPT.

JUL 25 2000

SAN FRANCISCO
PUBLIC LIBRARY



**Redevelopment Agency of the
City and County of San Francisco**

**OFFICIAL REDEVELOPMENT PLAN
FOR THE
WESTERN ADDITION REDEVELOPMENT PROJECT AREA A-2**

Originally Adopted and Approved by
the Board of Supervisors
of the City and County of San Francisco,
Ordinance No. 273-64, October 13, 1964

Amendments Adopted and Approved by
the Board of Supervisors
of the City and County of San Francisco
Ordinance No. 264-70, August 3, 1970
and
Ordinance No. 288-76, July 6, 1976
and
Ordinance No. 491-86, December 15, 1986
and
Ordinance No. 452-87, November 9, 1987
and
Ordinance No. 271-92, August 10, 1992
and
Ordinance No. 342-94, October 3, 1994



**REDEVELOPMENT PLAN
FOR THE WESTERN ADDITION REDEVELOPMENT PROJECT AREA A-2**

C O N T E N T S

PART ONE

	<u>Page</u>
I. Description of Project	1
A. Project Description and Boundaries	1
B. Existing Conditions	3
C. Summary of Proposed Actions	3
II. Project Plan	5
A. Purposes of the Plan	5
B. Land Use Plan	5
C. Land Use Provisions and Development Standards	6
Standards for Development Chart	7
D. Variances	19
E. Alternate Land Use	20
III. Project Plan Proposals	21
A. Owner Participation	21
B. Land Acquisition	21
C. Property Management	22
D. Relocation	22
E. Land Disposition	22
F. Redeveloper's Obligations	22
IV. Other Plan Provisions	24
A. Moderate Income and Senior Citizen Housing	24
B. Public Housing	24
C. Rehabilitation	25
D. Hotel and Apartment Unit Conversions	25
E. Methods for Project Financing	26
F. Actions by the City	28
G. Payment for Property Condemned	29
H. Enforcement of the Plan	29
I. Duration of the Plan	29
J. Severability	29
K. Procedure for Amendment	29

PART TWO

Map I —	Land Use
Map II —	Property Retention, Rehabilitation and Acquisition
Map III —	Height and Bulk

**REDEVELOPMENT PLAN
FOR THE
WESTERN ADDITION REDEVELOPMENT
PROJECT AREA A-2**

The Redevelopment Plan (hereinafter called the "Plan") for the Western Addition Redevelopment Project Area A-2 (hereinafter called the "Project") consists of two parts:

Part One is composed of the following text.

Part Two consists of Map 1, Land Use Map, Map II, Property Retention, Rehabilitation and Acquisition Map, and Map III, Height and Bulk Map.

PART ONE

The Plan was prepared in accordance with the California Community Redevelopment Law. The Plan conforms to the Master Plan of the City and County of San Francisco insofar as said Master Plan applies to the Project. The Redevelopment Agency of the City and County of San Francisco (hereinafter called the "Agency") consulted with the City Planning and other departments and offices of the City and County of San Francisco in formulating the Plan.

I DESCRIPTION OF PROJECT

A. Project Description and Boundaries

The Project comprises a portion of the Western Addition Redevelopment Area, which in Ordinance No. 5082 (Series of 1939) adopted by the Board of Supervisors of the City and County of San Francisco on August 2, 1948, and as amended in Ordinance No. 7056 (Series of 1939) adopted by the said Board of Supervisors on September 22, 1952, and by Ordinance No. 591-58 adopted by the said Board of Supervisors on November 3, 1958, and by Ordinance No. 76-64 adopted by said Board of Supervisors on March 9, 1964, was designated and described as a blighted area, the redevelopment of which is necessary to effectuate the public purposes as set forth in the California Community Redevelopment Law. Said Project is delineated in Part I and is more particularly described as follows:

COMMENCING at the intersection of the northerly line of Bush Street with the easterly line of Van Ness Avenue; thence southerly along said easterly line to the southerly line of McAllister Street extended, as the same line exists west of Van Ness Avenue; thence westerly along last said southerly line and its extension to the easterly line of Franklin Street; thence southerly along last said easterly line to the

southerly line of Grove Street; thence westerly along last said southerly line to the westerly line of Gough Street; thence northerly along last said westerly line to the southerly line of Fulton Street; thence westerly along last said southerly line to the easterly line of Laguna Street; thence southerly along last said easterly line to the southerly line of Ivy Street; thence westerly along last said southerly line to the westerly line of Buchanan Street; thence northerly along last said westerly line to the southerly line of Grove Street; thence westerly along last said southerly line to the westerly line of Webster Street; thence northerly along last said westerly line to the southerly line of Fulton Street; thence westerly along last said southerly line to the westerly line of Steiner Street; thence northerly along last said westerly line to the southerly line of Golden Gate Avenue; thence westerly along last said southerly line to the westerly line of Pierce Street; thence northerly along last said westerly line to the southerly line of Eddy Street; thence westerly along last said southerly line to a point on the southerly line of Eddy Street, said point being 87.50 feet easterly of the intersection of the southerly line of Eddy Street and the easterly line of Divisadero Street; thence southerly 137.50 feet along the easterly line of Lot 19 of Assessor's Block 1128 to a point on the northerly line of Lot 16 of Assessor's Block 1128; thence easterly along said northerly line of said Lot 16, 18.50 feet to the easterly line of said Lot 16; thence southerly along said easterly line of said Lot 16, 27.50 feet to a point on the northerly line of Lot 15 of Assessor's Block 1128; thence easterly along said northerly line of said Lot 15, 0.167 feet to the easterly line of said Lot 15; thence southerly along last said easterly line 110.00 feet to a point on the northerly line of Turk Street, said point being the southeasterly corner of said Lot 15; thence continuing on a prolongation of the easterly line of said Lot 15 to the southerly line of Turk Street; thence westerly along last said southerly line to the westerly line of St. Joseph's Avenue extended; thence northerly along last said westerly line and its extension to the westerly extension of the center line of O'Farrell Street as the same exists easterly of Broderick Street; thence easterly along last said center line to the center line of Pierce Street; thence southerly along the last said center line to the center line of Ellis Street; thence easterly along the last said center line to the center line of Steiner Street; thence northerly along the last said center line to a point on a line parallel with and perpendicularly distant 120 feet northerly from the northerly line of O'Farrell Street; thence at right angles easterly along said parallel line 171.875 feet; thence at right angles northerly 17.50 feet; thence at right angles easterly 137.50 feet; thence at right angles northerly 6 feet; thence at right angles easterly 137.50 feet to a point on the westerly line of Fillmore Street distant thereon 131.50 feet southerly from the southerly line of Geary Street; thence running to a point on the easterly line of Fillmore Street, said point being 137.50 feet southerly from the southerly line of Geary Street; thence easterly parallel to said line of Geary Street to the center line of Webster Street; thence southerly along the last said center line to the center line of O'Farrell Street; thence easterly along the last said center line to the center line of Hollis Street; thence southerly along the last said center line to the southerly line of Ellis Street; thence easterly along the last said southerly line to a point on a line drawn southerly, parallel with and perpendicularly distant 156.25 feet westerly from the westerly line of Buchanan Street and its northerly production; thence southerly along said parallel line 137.50 feet; thence at right angles easterly along the westerly production and along the center line of Willow Street 190.625 feet to the point of

intersection of the center line of Willow Street and the northerly production of the easterly line of Buchanan Street; thence southerly along last said easterly line to the northerly line of Turk Street; thence easterly along last said northerly line to the easterly line of Laguna Street; thence southerly along last said easterly line to the northerly line of Golden Gate Avenue; thence easterly along last said northerly line to the westerly line of Gough Street; thence northerly along last said westerly line to the center line of Eddy Street; thence easterly along last said center line to the center line of Gough Street; thence northerly along the last said center line to the center line of Willow Street; thence easterly along the last said center line 98.975 feet; thence at right angles northerly to the center line of Ellis Street; thence easterly along the last said center line to the center line of Franklin Street; thence northerly along the last said center line to the center line of Post Street; thence westerly along the last said center line to the westerly line of Steiner Street; thence northerly along the last said westerly line to the northern line of Bush Street; thence easterly along the last said northerly line to the point of commencement.

B. Existing Conditions

The Project is now a predominantly residential area characterized by conditions of blight which include residential buildings unfit and unsafe for occupancy; mixed and shifting uses; overcrowded dwelling units; inadequate provision for ventilation, light, sanitation and open spaces; obsolete platting; economic dislocation; and depressed property values. These conditions contribute substantially and increasingly to the problems of, and necessitate disproportionate expenditures for preservation of public health and safety, adequate police protection, crime prevention, correction, prosecution and punishment, treatment of juvenile delinquency, fire and accident prevention, and other public services and facilities.

C. Summary of Proposed Actions

The Agency in accordance with and pursuant to applicable Federal, State and local laws will remedy, or cause to be remedied, conditions causing blight presently existing in the Project by:

1. Rehabilitation, alteration, modernization, general improvement or any combination thereof (hereinafter called Rehabilitation) of certain existing structures;
2. Acquisition of real property by purchase, gift, devise, exchange, condemnation or any other lawful means;
3. Relocation of the occupants presently residing in structures which are acquired; or as necessary, in structures subject to rehabilitation;
4. Demolition, removal or clearance of certain existing buildings and structures on land acquired by the Agency;

5. Arrangement with proper authorities for the vacation and realignment of certain streets, utilities, and other rights-of-way;
6. Reservation of certain areas for public streets, rights-of-way and other public purposes
7. Installation and relocation of necessary site improvements, utilities, and facilities;
8. Formulation and administration of rules and regulations for owner participation;
9. Formulation and administration of rules governing reasonable preference to persons who are engaged in business in the project area to re-enter in business within the redeveloped area;
10. Sale or lease of all land acquired by the Agency for reuse in accordance with the Plan and such additional conditions as may be imposed by the Agency in any manner authorized by law in order to carry out the purposes of redevelopment.

II PROJECT PLAN

A. Purposes of the Plan

The purposes of the actions proposed by the Plan are to:

1. Provide the framework within which restoration of the economic and social health of the Project Area and its environs will be accomplished by private actions.
2. Guide and stimulate the development of sound and attractive residences available to persons of varied incomes and ages, with emphasis on the provision of moderate-priced private housing for families of moderate income and for the elderly.
3. Guide development toward the production of a satisfying and urbane living and working environment preserving and enhancing the unique social, cultural and esthetic qualities of the City.
4. Stimulate and attract private investment to improve the City's economic health and expand the tax base.

B. Land Use Plan

The Project shall be redeveloped predominantly in residential uses of medium and high densities in accordance with the Master Plan of the City and County of San Francisco. Certain areas within the Project will be used for commercial, residential with commercial, institutional and public purposes.

If fully developed according to the standards of the Plan, the total medium density use will result in a range of 4500 to 5000 private dwelling units at an approximate density of one hundred forty (140) persons per net acre and the total high density use will result in a range of 1300 to 1500 private dwelling units at an approximate density of two hundred (200) persons per net acre. These in addition to the present 208 public housing units, which will remain, will result in a range of 5800 to 6500 dwellings including existing and new units.

The redevelopment of Project land shall be limited to those uses and in those areas indicated on the Land Use Map and the Property Retention, Rehabilitation and Acquisition Map and, unless designated for public uses, development in the Project shall be subject to the provisions and minimum standards hereinafter set forth in Paragraph C of this Section II, "Land Use Provisions and Standards for Development". Public rights-of-way, easement lines, and land use district boundaries shall be generally as indicated on said maps and are subject to minor adjustments at the time of detailed engineering studies.

C. Land Use Provisions and Development Standards

To achieve the purposes of the Plan, the Agency shall review and approve the specific plans, including landscaping plans and sign plan, for all development.

Proposed designs will be evaluated as to the manner in which they achieve the objectives of the Plan and a distinguished architectural expression.

In the disposition of land, the Agency may establish detailed design criteria for specific parcels to insure an attractive and harmonious urban design and may implement these criteria with appropriate provisions in the disposition documents.

In order to achieve the purposes of the Plan the development and use of land within the Project shall be in accordance with land use provisions and standards set forth in this Paragraph C. The standards for development applicable to the use-districts shown on the Land Use Map are shown on the table, STANDARDS FOR DEVELOPMENT, following this page.

1. Type, Size, Height, Number, and Use of Buildings

Application of land use and other development regulations contained herein, (including the table STANDARDS FOR DEVELOPMENT) pertinent State and local codes and ordinances, and the number and size of land parcels will determine the type, size, height, number and use of buildings in the area.

2. Light, Air, and Privacy

Space shall be maintained between separate buildings to provide adequate light, air, and privacy.

3. Open Space

The minimum amount of open space in areas to be developed for private use shall be determined by the application of development standards. Application of such standards will result in not less than 30 percent open space in the project.

Those portions of building sites not containing structures shall be landscaped so as to complement the buildings and the entire site development. Paved areas shall be treated as integral elements in a comprehensive landscape design and shall be developed with individuality and quality of construction.

The Agency shall encourage the cooperation of developers in the construction and maintenance of a comprehensive and integrated system of inviting and well-lighted grains to provide direct pedestrian movement to and from schools, parks, playgrounds, commercial centers, and other frequently visited facilities and places. These pedestrian routes, both on and away from public streets, should be marked with distinctive landscaping, including clusters of what will become tall trees at key junction points.

STANDARDS FOR DEVELOPMENT

REDEVELOPMENT PLAN FOR THE WESTERN ADDITION REDEVELOPMENT PROJECT AREA A-2

USE DISTRICTS	INTENT	PERMITTED USES 1/23/4/5/	PERMITTED DENSITY OF DEVELOPMENT	OPEN SPACE REQUIREMENTS
RM RESIDENTIAL, MEDIUM DENSITY	Provide for medium-density residential development and supporting facilities	Residential development, including auxiliary facilities. Churches, schools, cultural institutions, private clubs or lodges, and convalescent hospitals. Other uses which are similar or related, including intermixtures or permitted uses on a single parcel.	Not less than 200 sq.ft. of lot area for each Agency Room 6/.	Buildings shall be grouped to provide protected open space for recreational purposes and to provide safe and convenient pedestrian routes. In addition, each dwelling unit shall be provided with level usable open space (not accessible to motor vehicles), including decks and balconies, in the amount of 100 square feet for the first Agency Room 6/.
RM RESIDENTIAL, MEDIUM DENSITY	Provide for high-density residential development and supporting facilities.	Residential Development, including auxiliary facilities. Shopping and service establishments which are an integral part of a particular residential development and which meet the needs of persons residing or working in the neighborhood area. Churches, schools, cultural institutions, convalescent hospitals, and private clubs or lodges. Other uses which are similar or related, including intermixtures of permitted uses on a single parcel. Hotels may be permitted in Block 673 subject to Agency approval.	Not less than 100 square feet of lot area for each Agency Room 6/. Shopping and service uses specifically approved by the Agency may be permitted in addition to residential use but not to exceed five (5) square feet of such uses for each Agency Room 6/ approved for a particular residential development.	Buildings shall be grouped to provide protected open space for recreational purposes and to provide safe and convenient pedestrian routes. In addition, each dwelling unit shall be provided with level usable open space (not accessible to motor vehicles), including decks and balconies, in the amount of 80 square feet for the first Agency Room 6/.
RM RESIDENTIAL & RECREATIONAL COMMERCIAL	Provide for specialized neighborhood centers basically residential but permitting (1) small convenience and service establishments and (2) special commercial, institutional, and semi-industrial establishments related to the cultural condition or tradition of the neighborhood.	Residential development, including auxiliary facilities. Churches, schools, cultural institutions, convalescent hospitals, and private clubs or lodges. Shopping and service establishments to meet the needs of persons residing or working in the neighborhood area. Specialized uses, including restaurants, relating to the cultural tradition of the neighborhood. Other uses which are similar or related, including intermixtures of permitted uses on a single parcel.	Residential density shall be governed by provisions of Use District RM (except north of Post Street and east of Laguna Street where the provisions of Use District RH shall apply). Uses, other than residential, specifically approved by the agency may be permitted in addition to residential use but not to exceed 1 square foot of gross floor area for each square foot of lot area 7/.	Buildings shall be grouped to provide protected open space for recreational purposes and to provide safe and convenient pedestrian routes. In addition, each dwelling unit shall be provided with level usable open space (not accessible to motor vehicles), including decks and balconies, in the amount of 80 square feet for the first Agency Room 6/.

As appropriate to the specific development proposed and as approved by the Agency.

For residential use the provisions of the Use

USE DISTRICTS	INTENT	PERMITTED USES 1/23/4/5/	PERMITTED DENSITY OF DEVELOPMENT	OPEN SPACE REQUIREMENTS
<p>CC COMMERCIAL, COMMUNITY SHOPPING</p>	<p>Provide for shopping, personal service, commercial recreational, and other establishments to meet the needs of residents and workers within the community area and residential development specifically designed to be intermixed with commercial uses.</p>	<p>Business and professional offices, retail stores, eating and drinking establishments, automobile service stations, and residential development when specifically designed to be intermixed with other permitted uses.</p> <p>Churches, schools, cultural institutions, meeting halls, private clubs or lodges, hospitals, convalescent hospitals, printing and publishing establishments, commercial recreation establishments as appropriate to the community. Specialized uses relating to the cultural tradition of the neighborhood. Other uses which are similar or related, including intermixtures of permitted uses on a single parcel.</p> <p>Hotels and motels may be permitted subject to Agency approval.</p>	<p>Permitted non-residential uses, except hotels, shall not exceed 1.2 square feet of gross floor area for each square foot of lot area. Hotels or motels shall not exceed 3.6 square feet of gross floor area for each square foot of lot area. Within Blocks 675, 676, 685 and 686, there may be one hotel or motel not to contain more than 120 rental units. Within Blocks 707, 708, 725, 726, 731, 732, 749 and 750, there may be one hotel or motel not to contain more than 240 rental units. In addition, residential uses may be intermixed at a density governed by the provisions of the Use District RH 7/.</p>	<p>As appropriate to the specific development proposed and as approved by the Agency.</p> <p>For residential use the provisions of the Use District RH shall apply.</p>
<p>CI COMMERCIAL, GENERAL, INTERMEDIATE DENSITY</p>	<p>Provide for intermediate-density business, commercial, and other uses to serve primarily a city-wide or regional market.</p>	<p>Retail stores, personal service establishments, eating and drinking establishments, business and professional offices, commercial recreational establishments, and residential development which is confined to space above the first story and which uses ground level space only for access.</p> <p>Churches, schools, cultural institutions, private clubs or lodges, printing and publishing establishments, used merchandise establishments, and limited wholesale operations related to the community area. Other uses which are similar or related, including intermixtures of permitted uses on a single parcel.</p> <p>Hotels may be permitted subject to Agency approval.</p>	<p>Permitted uses shall not exceed 3.6 square feet of gross floor area for each square foot of lot area. For permitted residential development, not less than 100 square feet of lot area for each Agency Room 6/ 7/.</p>	<p>Up to 10 percent of the lot area as appropriate to the specific development proposed. For residential development, each dwelling unit shall be provided with level usable open space (not accessible to motor vehicles) in the amount of 60 square feet for the first Agency Room 6/ in each unit plus 15 square feet for each additional Agency Room 6/. The minimum dimension of usable open space is 6 feet.</p>

USE DISTRICTS	INTENT	PERMITTED USES 1/2/3/4/5/	PERMITTED DENSITY OF DEVELOPMENT	OPEN SPACE REQUIREMENTS
CH COMMERCIAL, GENERAL USE DENSITY	Provide for high density business, commercial, and other uses to serve primarily a city-wide or regional market.	Retail stores, personal service establishments, eating, drinking and commercial recreational establishments, automobile sales and ancillary repair and service functions, business and professional offices, and residential development which is confined to space above the second story and which uses ground level space only for access. Churches, schools, charitable institutions, cultural institutions, convalescent hospitals, private clubs or lodges, printing and publishing establishments, antique shops, and limited wholesale establishments. Other uses which are similar or related, including intermixtures of permitted uses on a single parcel. In addition to the above uses, hotels and motels may be permitted, subject to Agency approval.	Permitted uses shall not exceed 10 square feet of gross floor area for each square foot of lot area. For permitted residential development, not less than 50 square feet of lot area for each Agency Room. 6/ 7/.	Up to 10 percent of the lot area as appropriate to the specific development proposed. For residential development, each dwelling unit shall be provided with level usable open space (not accessible to motor vehicles) in the amount of 40 square feet for the first Agency Room 6/ in each unit plus 10 square feet for each additional Agency Room 6/. The minimum dimension of usable open space is 6 feet.
I INSTITUTIONAL	Provide for religious, educational, charitable, and cultural facilities serving the community, the city, and the region.	Religious institutions, schools, and such supporting facilities as parking, landscaping, and service. Other uses which are similar or related, including intermixtures of permitted uses on a single parcel.	Permitted uses shall not exceed 3.6 square feet of gross floor area for each square foot of lot area. 7/.	Open space shall be compatible with development in adjacent use districts(s).
P PUBLIC	Provide for necessary public facilities to carry out intent of Plan.	Public buildings and public areas, including but not necessarily limited to public schools, fire stations, parks, public malls, health centers, and Civic Center expansion. Other uses which are similar or related, including intermixtures of permitted uses on a single parcel.	For uses where density is relevant, standards shall be those applied to the adjacent use district(s).	Open space shall be compatible with development in adjacent use districts(s).
1/ 2/ 3/	a) Public facilities may be located in any use district, subject to approval of the Agency. b) Necessary public utility facilities may be located in any use district subject to approval of the Agency. Charitable institutions may be located in any use district subject to approval by the Agency and provided that the particular site in the project is not used for the collections, repair, manufacture, storage, or direct sale of goods and commodities, except where such uses are specifically permitted. Existing residential uses of properties designated on Map II as eligible for retention may be continued in such use if appropriately rehabilitated even though new residential development is not permitted in the use district in which they are located.	5/ With approval of the Agency, community parking facilities may be located in any use district. Public parking facilities located in C/ or CH use districts and in enclosed structures, may sale of gasoline and automobile servicing but not automobile repair. 6/ An Agency Room is a private enclosed space of principal habitation defined as a living room, dining room, kitchen, family room, study, den, library, bedroom, or similar major room in a dwelling unit, but not including bathrooms, closets, hallways, or similar rooms. 7/ Gross floor area shall be the sum of the gross enclosed areas of the several floors of a building measured from the interior faces of exterior walls less basement or cellar space used only for and all spaces used exclusively for supporting services related to occupancy or operation of the required off-street parking and loading spaces, arcades, walkways and similar features at or near building.	1/ Permitted in adjacent use districts. 2/ Permitted in adjacent use districts. 3/ Permitted in adjacent use districts.	Open space shall be compatible with development in adjacent use districts(s).

Groups of new buildings shall be so sited as to provide visually defined open spaces of a scale and type of development suitable to the surrounding building types and uses. All building site open spaces shall be landscaped in accordance with plans prepared by the redeveloper and approved by the Agency.

4. Height and Bulk

No building, which term includes structures, or development, or part thereof, shall exceed the height and bulk limits set forth in this section, except as provided in Section D (Variances).

The height of buildings within the Project Area shall not exceed the amounts shown on Map No. III. The bulk of buildings shall be subject to the standards set forth in Section 4.2 The boundaries of the various Height and Bulk Districts shall be generally as shown on the map and are subject to minor adjustments based upon the review of the development proposal as described in Section C, Land Use Provisions and Development Standards.

The Building Height and Bulk provisions set forth in this Section of the Plan notwithstanding, approval of building height and bulk for all new development, whether on an owner participation parcel or on a parcel acquired from the Agency, is at the discretion of the Agency as part of its architectural review and approval process. This may result in less height and less bulk for new development than is otherwise indicated in this plan. The Agency in making its determination on height and bulk will use but will not be limited to the following criteria:

- shadowing effect of building on adjacent public and private open spaces.
- harmonious architectural relationship with adjacent buildings and development.

4.1 Height

a. Method of Measurement

In the measurement of height for purposes of such the height limits shown on Map No.III, the following rules shall be applicable.

- (1) The point above which such measurement shall be taken shall be as specified in the definition of "height" as follows: The vertical distance by which a building or structure rises above a certain point of measurement, which point shall be taken as indicated herein.
 - (a) In the case of either (b) or (c) below, such point shall be taken at the center line of the building or, where the building steps laterally in relation to a street that is the basis for height measurement, separate points shall be taken at the center line of each building step.

- (b) Where the lot is level with or slopes downward from a street at the center line of the building or building step, such point shall be taken at curb level on such street. This point shall be used for height measurement only for a lot depth not extending beyond a line 100 feet from and parallel to such street, or beyond a line equal distance between such street and the street on the opposite side of the block, whichever depth is greater. Measurement of height for any portion of the lot extending beyond such line shall be considered in relation to the opposite (lower) end of the lot, and that portion shall be considered an upward sloping lot in accordance with Subsection (c) below, whether or not the lot also has frontage on a lower street.
- (c) Where the lot slopes upward from a street at the center line of the building or building step, such point shall be taken at curb level for purposes of measuring the height of the closest part of the building within 10 feet of the property line of such street; at every other cross-section of the building, at right angles to the center line of the building or building step at that cross-section. The ground elevations used shall be either existing elevations or the elevations resulting from new grading operations encompassing an entire block. Elevations beneath the building shall be taken by projecting a straight line between ground elevations at the exterior walls at either side of the entire building in the same plan.
- (d) Where the lot has frontage on two or more streets, the owner may choose the street or streets from which the measurement of height is to be taken, within the scope of the rules stated above.

Where height limits for buildings are established by this Plan, the upper points to be taken for measurement of height shall be as prescribed in the provisions relating to such height limits.

- (2) The upper point to which such measurement shall be taken shall be the highest point on the finished roof in the case of a flat roof, and the average height of the rise in the case of a pitched roof, or any higher point of a feature not exempted under Subsection b. below.
- (3) In cases where the height limit is 65 feet or less and a street from which height measurements are made slopes laterally along the lot, or the ground slopes laterally on a lot that also slopes upward from the street, there shall be a maximum width for the portion of the building or structure that may be measured from a single point at curb or ground level, according to the definition of "height", as specified in the following table. These requirements shall not apply to any property to which the bulk limitations in Subsection 4.2 are applicable.

- (4) In the 50 foot height limit district, additional building height may be permitted to provide a more attractive roof silhouette, provided that no occupied floor shall be permitted above the 50 foot level. This additional building height shall be permitted only with the approval of the Agency Commission, which in no event shall exceed 16 feet.

TABLE FOR HEIGHT MEASUREMENT ON LATERAL SLOPES
WHERE HEIGHT LIMIT IS 65 FEET OR LESS

<u>AVERAGE SLOPE OF CURB OR GROUND FROM WHICH HEIGHT IS MEASURED</u>	<u>MAXIMUM WIDTH FOR PORTION OF BUILDING THAT MAY BE MEASURED FROM A SINGLE POINT</u>
5 per cent or less	No requirement
More than 5 per cent but no more than 15 per cent	65 feet
More than 15 per cent but no more than 20 per cent	55 feet
More than 20 per cent but no more than 25 per cent	45 feet
More than 25 per cent	35 feet

b. Height Exemptions

The features listed in this section shall be exempt from the height limits established by the Plan, in an amount up to but not exceeding that which is specified.

- (1) The following features shall be exempt, provided the limitations indicated for each are observed; provided further that the sum of the horizontal areas of all features listed in this paragraph (1) shall not exceed 20 percent of the horizontal area of the roof above which they are situated; and provided further that the sum of the horizontal areas of all such features located within the first 10 feet of depth of the building, as measured from the front wall of the building, shall not exceed 20 percent of the horizontal area of the roof in such first 10 feet of depth.

Any sum of 20 percent heretofore described may be increased to 30 percent by unroofed screening designed either to obscure the features listed under (a) and (b) below or to provide a more balanced and graceful silhouette for the top of the building.

- (a) Mechanical equipment and appurtenances necessary to the operation or maintenance of the building or structure itself, including chimneys, ventilators, plumbing vent stacks, cooling towers, water tanks, panels or devices for the collection of solar or wind energy and window washing equipment, together with visual screening for any such features. This exemption shall be limited to the top 16 feet of such features where the height limit is more than 65 feet.
 - (b) Elevator, stair and mechanical penthouses, fire towers, skylights and corner windows. This exception shall be limited to the top 16 feet of such features where the height limit is more than 65 feet.
 - (c) Stage and scenery lofts.
 - (d) Ornamental and symbolic features of public, religious, and buildings with dedicated public rooftop open space, including towers, spires, cupolas, belfries, domes and other sculptural elements, where such features are not for human occupancy.
- (2) The following features shall be exempt, without regard to their horizontal area, provided the limitations indicated for each are observed.
- (a) Railings, parapets and catwalks, with a maximum height of 4 feet.
 - (b) Open railings, catwalks and fire escapes required by law, wherever situated.
 - (c) Unroofed recreation facilities with open fencing, including tennis and basketball courts at roof levels, swimming pools with a maximum height of 4 feet and play equipment with a maximum height of 10 feet.
 - (d) Unenclosed seating areas limited to tables, chairs and benches, and related wind screens, lattices and sunshades with a maximum height of 10 feet.
 - (e) Landscaping, with a maximum height of 4 feet for all features other than plant materials.
 - (f) Short-term parking of passenger automobiles, without additional structures or equipment other than trellises or similar overhead screening for such automobiles with a maximum height of 8 feet.

- (g) Amusement parks, carnivals, and circuses, where otherwise permitted as temporary uses.
- (h) Flag poles and flags, clothes poles and clothes and weather vanes.
- (i) Radio and television antennas where permitted as accessory uses and towers and antennas for sending receiving or radio and television signals where permitted as principal or conditional uses by this Plan.
- (j) Warning and navigation signals and beacons, light standards and similar devices, not including any sign regulated by this Plan.
- (k) Public monuments or sculptural elements owned by government entities.
- (l) Cranes, scaffolding and batch plants erected temporarily at active construction sites.
- (m) Structures and equipment necessary for the operation of industrial plants, transportation facilities, public utilities and government installations, where otherwise permitted by this Plan and where such structures and equipment do not contain separate floors.

4.2 Bulk Limits:

Measurement

The limits upon the bulk of buildings shall be as stated in this section. In each height and bulk district, the maximum building plan dimensions shall be as specified in the Table on Bulk Limits, at all horizontal cross-sections above the height indicated.

TABLE ON BULK LIMITS

DISTRICT SYMBOL ON HEIGHT AND BULK MAP	HEIGHT ABOVE WHICH MAXIMUM DIMENSIONS APPLY (IN FEET)	<u>MAXIMUM PLAN DIMENSIONS (IN FEET)</u>	
		<u>LENGTH</u>	<u>DIAGONAL DIMENSION</u>
A	40	110	125
B	50	110	125
E	65	110	140
F	80	110	140

X The limits applicable to X District are described in Section 4.1.a(3)

5. Setbacks

No setback limits are established herein. In the location of buildings, emphasis shall be placed upon the enclosure of usable open space and the achievement of an attractive urban design.

6. Land Coverage

Land coverage shall be determined by the application of standards for density, floor area ratios, setbacks, open space standards, off-street parking and the requirements of good design. Groups of structures shall be so designed as to produce an esthetically pleasing total composition.

Emphasis shall be placed on the enclosure of usable open spaces and on providing definition to the streets and public rights-of-way.

7. Off-Street Parking

Adequate parking spaces shall be provided to serve the users of all new developments and facilities established in the area. Agency review of redevelopment plans shall be based on standards for provision of adequate parking shown on the TABLE OF PARKING REQUIREMENTS following this section.

All parking spaces shall be readily accessible and shall be at least 160 square feet in area except that where four or more spaces are required, the fourth such space may be a compact-car space and for each two spaces required in excess of four the second such space may be a compact car space and shall be at least 127.5 square feet in area. Every required space shall be of usable shape. The area of each such space shall be exclusive of driveways, aisles and maneuvering areas. Vertical clearance shall be not less than 7-1/2 feet in driving lanes and not less than 7 feet in parking areas.

In structures developed for mixed commercial and residential uses, parking requirements for each use must be met.

All off-street parking spaces shall be screened from view from public rights-of-way by an appropriate fence or structure at least six feet high supplemented by suitable landscaping. Openings for access in such screen fence shall not have a horizontal span of more than 18 feet.

Required parking spaces for multiple residential dwellings shall be located not more than 250 feet from the building served, and for other buildings not more than 800 feet from the building served.

Joint use of parking spaces may be approved by the Agency providing the Agency finds and determines that such joint use will adequately serve the needs of the joint users.

Provision of fewer parking spaces than established in the TABLE OF PARKING REQUIREMENTS may be approved by the Agency for a new development if the Agency finds and determines that such fewer spaces will adequately serve the needs of the users of the new development.

Within rehabilitation sites, parking spaces may be required up to the standards established herein consistent with the design objectives set forth in the property rehabilitation standards.

Required parking spaces may be provided by the developer alone or jointly with the developers of adjacent properties, or by a separate public or private entity if firm assurances satisfactory to the Agency are obtained of the continuing availability of spaces to property users.

TABLE OF PARKING REQUIREMENTS

<u>USE</u>	<u>MINIMUM SPACES REQUIRED</u>
Residential (except as specified below)	One for each dwelling unit.
Residential, dwellings specifically designed for and occupied by elderly or handicapped persons and limited to occupancy by such persons by requirements acceptable to the Agency.	One for each two (2) dwelling units.
Boarding house, guest house, dormitory, club, and similar facilities	One for each three (3) bedrooms or for each six (6) beds whichever results in a greater requirement; a minimum of two (2) spaces is required.
Hospital, convalescent hospital and similar facilities	One for each four (4) beds; a minimum of four (4) spaces is required.
Hotel	One for each two (2) guest bedrooms plus one for the manager's dwelling unit, if any.
Motel	One for each rental unit plus one for the manager's dwelling unit, if any.
Church	One for each ten (10) seats by which the number of seats in the main auditorium exceeds one hundred (100).
Theater or Auditorium	One for each eight (8) seats.
Medical or dental offices or clinic	One for each three hundred (300) square feet of occupied floor area.
Other business offices	One for each five hundred (500) square feet of occupied floor area.
Restaurant, night club, bowling alley and similar establishments	One for each two hundred (200) square feet of occupied floor area.
Retail space devoted to handling bulky merchandise such as automobiles or furniture	One for each one thousand (1,000) square feet of occupied floor area.
Other retail space	One for each five hundred (500) square feet of occupied floor area up to twenty thousand (20,000) square feet, plus one for each two hundred fifty (250) square feet of occupied floor area in excess of twenty thousand (20,000) square feet.
Service, repair or wholesale sales space	One for each one thousand (1,000) square feet of occupied floor area.
Mortuary	Not less than five.

8. Off-Street Loading

Off-street loading facilities shall be provided in accordance with the following table:

TABLE FOR OFF-STREET LOADING REQUIREMENTS

<u>Use</u>	<u>Gross Floor Area of Building or Use (sq. ft.)</u>	<u>Number of Loading Spaces Required</u>
Retail and wholesale sales, manufacturing and all other primarily goods handling	O- 10,000	
	10,001- 30,000	1
	30,001- 60,000	2
	60,001-100,000	3
	over- 100,000	4 plus 1 for each additional 80,000 square feet.
Offices, hotels, and all other uses not included above	O- 10,000	0
	10,001-100,000	1
	100,001-250,000	2
	over-250,000	3 plus 1 for each additional 400,000 square feet.
Apartment Houses	100,000 and over	1 for each 100,000 square feet of floor area.

Each loading space provided shall be of usable shape, accessible, and shall be not less than ten (10) feet in width, thirty-five (35) feet in length, and fourteen (14) feet in height including entry and exit except that the first such space required shall be not less than ten (10) feet in width, twenty-five (25) feet in length, and twelve (12) feet in height including entry and exit. These dimensions shall be exclusive of platforms, driveways and maneuvering areas.

9. Signs

All signs in the Project shall be designed and constructed to be complementary elements in total environment. Each sign shall identify only the user and/or use of the particular property or portion thereof on which the sign is located. Each sign shall be of size, shape, material, color, type of construction, method and intensity of lighting, and location to be in scale with and harmonious with development on its site and on adjacent sites in the Project and shall conform to guidelines established by the Agency. No roof signs shall be permitted. No sign shall move or have any moving parts.

Plans for all signs shall be submitted to the Agency as part of the development plans or rehabilitation plans for each building. The Agency shall evaluate the plans to ensure conformity with the above provisions.

Billboards and other general advertising signs are prohibited in the Project Area.

No exterior signs shall be erected for shopping and service establishments incorporated in residential structures in RH Use Districts.

Exterior signs on public or community parking garages shall be limited to identifying the function of the structure. There shall be not more than one sign per garage entrance. If such a garage is located in a commercial use district and automobile service facilities are available, there may be provided one sign at each garage entrance to so indicate. Such signs shall not exceed 12 square feet in area.

10. Interim Parking

The Agency may use cleared land within the Project for surface parking, or lease it temporarily for such purpose, pending its conveyance to the redeveloper.

D. Variances

1. Land Use

The land use provisions of this Plan shall be applied by the Agency in order to achieve the purposes and objectives of this plan. Accordingly the Agency may, in its discretion allow minor exceptions to such provisions, where owing to unusual or special conditions, strict enforcement would result in undue hardships, or would be an unreasonable limitation beyond the intent and purposes of these land use provisions, provided however that the Agency must find and determine that such exceptions result in substantial compliance with the intent of these land use provisions and furthers the purposes and objectives of the Plan. A minor exception shall mean a secondary or supplemental use that is consistent with and complimentary to the expressly permitted use.

2. Development Standards

The development standards set forth above shall be applied by the Agency in order to achieve the purposes of this Plan for the redevelopment of the Project Area; provided, however, that with respect to those physical standards and requirements relating to size of buildings; height or bulk of buildings; number of buildings; light, air, and privacy; open space (other than that publicly owned); density of development; land coverage; off-street parking and loading requirements; the Agency may, in its discretion, following its review and exploration of alternatives, modify such standards or requirements where: (a) owing to unusual and special conditions, enforcement of the development standards would result in undue hardships, or would constitute an unreasonable limitation beyond the intent

and purposes of such standards, and/or (b) achievement of a distinctly better design, in both a public and a private sense, than would be possible with strict adherence to the development standards, avoiding an unnecessary prescription of building form while carrying out the intent of the design principles and policies of the Plan.

In the case of properties subject to rehabilitation, variances from the development standards of this Plan may be granted at the discretion of the Agency where enforcements would preclude such retention and rehabilitation, provided such variances are consistent with the intent and purpose of the standards and requirements.

E. Alternate Land Use

The Agency may sell or lease Project land for development in accordance with either the primary or alternate land use designated on the Land Use Map. Land having primary and alternate use designations shall be offered for sale for either use but not for both. If, subsequent to the offer of sale for one use, development of such land to the other use appears to be in the best public interest, the Agency may authorize development for such other use, subject to such conditions as it may impose. Upon completion of the improvements for the use for which the Agency authorized actual conveyance of the property, the other use designation shall cease to have force and effect.

III PROJECT PLAN PROPOSALS

A. Owner Participation

To the extent compatible with the purposes of the Plan and appropriate redevelopment of the Project, owners of real property in the Project may, subject to rules and regulations including standards for rehabilitation promulgated by the Agency, be accorded the opportunity to participate in the redevelopment of the Project. Such participation shall be contingent upon execution by such owner of a binding agreement (hereinafter called "owner participation agreement") by which the property retained or acquired will be developed and used in conformity with the Plan, the Declaration of Restrictions, and the Owner Participation Rules and Regulations promulgated by the Agency. Standards for rehabilitation will be set forth in the Owner Participation Rules and Regulations.

Owner participation necessarily will be subject to and limited by such factors as the nature, condition and use of existing improvements, the reduction of the total number of individual parcels in the Project, the elimination of certain land uses, the realignment of streets, the construction of new public facilities and improvements, and the ability owners to finance acquisition, rehabilitation and redevelopment in accordance with the Plan and in accordance with such controls as may be found necessary to insure that redevelopment is carried out pursuant to the development standards of the Plan.

The Agency will not acquire real property which is retained by an owner under an owner participation agreement unless said owner fails, refuses neglects to perform his obligations under said agreement. In the event failure of an owner to participate pursuant to, and in full compliance with, the terms of an owner participation agreement, the Agency, at its option, may seek specific performance of said agreement or acquire the property of such owner participant in accordance with the provisions of said agreement and thereafter sell said property for redevelopment in accordance with the Plan.

B. Land Acquisition

1. All real property located in the Project, except as specifically exempted herein, may be acquired by the Agency by gift, devise, exchange, purchase, condemnation or any other lawful method. The public interest and necessity require the use of the power of eminent domain by the Agency to acquire those real properties in the Project which the Agency can not acquire by other lawful methods.
2. The Agency will not acquire real property owned by public bodies which will not consent to its acquisition; provided, however, that any such public property may be acquired by the Agency if it is transferred to private ownership before the Agency completes land disposition within the entire Project, unless the Agency and the private owner enter into an owner participation agreement concerning said property.

C. Property Management

Property acquired by the Agency in the Project shall be under the management and control of the Agency during its ownership of such property. Such property may be rented or leased by the Agency pending its conveyance for redevelopment.

D. Relocation

1. The Agency shall assist all persons (including families, business concerns and others) displaced by Project activities in finding other locations and facilities. In order to carry out redevelopment with a minimum of hardship to persons displaced from their homes, individuals and families shall be assisted in finding housing which is decent, safe, sanitary and within their financial means in reasonably convenient locations and otherwise suitable to their needs. In order to facilitate the rehousing of families and single persons who are displaced from their homes in the project area, the Agency will utilize aids presently available and those which may hereafter become available through City, State and Federal legislation, and for such purposes may use funds derived from any public or private source.
2. The Agency shall make relocation payments to persons (including families, business concerns and others) displaced by redevelopment, for moving expenses and direct losses of certain personal property for which reimbursement or compensation is not otherwise made. Such relocation payments shall be made pursuant to Agency rules and regulations and such payments shall be made only to the extent eligible for payment from funds made available for these specific purposes by the Federal Government or other sources.

E. Land Disposition

Subject to the provision of Section IV, all real property acquired by the Agency in the Project which is sold or leased for development or redevelopment for private uses shall be sold or leased at prices which are not less than fair value for uses in accordance with the Plan.

Purchasers or lessees of property shall be obligated, pursuant to appropriate disposition documents, to develop and use the property for the purposes designated in the Plan, to begin development of the property within a period of time which the Agency fixes as reasonable, and to comply with other conditions which the Agency deems necessary to carry out the purposes of the Plan.

F. Redeveloper's Obligations

In order to provide adequate safeguards that the work of redevelopment will be carried out pursuant to the Plan, owner participation agreements, and agreements for the disposition of land by the Agency shall include provisions recognizing and requiring that:

1. The purchase of land is for redevelopment and not for speculation and reserving to the Agency such powers and controls as may be necessary to prevent transfer, retention or use of the property for speculation purposes;
2. The land shall be built upon and improved in conformity with the development standards of the Plan and the Declaration of Restrictions;
3. All developers and owner participants shall submit preliminary architectural plans, site and landscape plans and final plans including landscaping and sign plans, and specifications of the improvements proposed to be constructed on the land for architectural review and approval by the Agency in order to insure that development and construction will be carried out in a manner which will effectuate the purposes of the Plan. As a part of such plans and specifications developers and, if required by the Agency, owner participants shall submit time schedules for the commencement and completion of such improvements. All such plans and schedules shall be submitted within the time specified in the respective agreements with such developers and owner participants.
4. By and for the contracting parties, their heirs, executors, administrators and assigns, there shall be no discrimination against or segregation of any person or group of persons on account of race, creed, color, religion, sex, marital status, sexual orientation, national origin or ancestry in the sale, lease, sublease, transfer, use, occupancy, tenure or enjoyment of the premises therein described, nor shall the contracting parties, or any person claiming under or through them, establish or permit any such practice or practices of discrimination or segregation with reference to the selection, location, number, use or occupancy of tenants, lessees, subleases or venders in the premises described. All deeds, leases or contracts for the sale, lease, sublease or other transfer of any land shall be submitted to the Agency for approval and all such deeds, leases or contracts shall contain the nondiscrimination and nonsegregation clauses specified in Section 33436 of the California Community Redevelopment Law.

IV OTHER PLAN PROVISIONS

A. Moderate Income and Senior Citizen Housing

In accordance with community needs and objectives, a portion of the Project may be allocated and sold or leased by the Agency for construction of moderate-priced private housing for sale or rental primarily to single persons, or families of moderate income or to senior citizens (persons 62 years of age or over). Families and persons displaced from their present residences by redevelopment project activities or other public action will be accorded priority in such housing in accordance with rules and regulations to be established by the Agency.

In order to insure that sales prices, rent levels and standards of construction and maintenance will be consistent with the needs of such persons and families, disposition of properties for such purposes shall be subject to the following special provisions in addition to the general provisions of this Plan:

1. The price established by the Agency for the sale of the property to the developer will take into consideration the need for moderate-priced private housing and senior citizen housing in the community, and will reflect the fair value of the property for such specialized use.
2. The Agency shall require the highest maintenance, design and construction standards feasible and consistent with the achievement of low rentals and sales prices.
3. Each developer's proposal shall include the sources and methods of financing, including subsidies, if any.
4. Residential property shall normally be sold to developers offering the lowest sales prices or rentals, after consideration of the financial soundness of each proposal, the adequacy of services and maintenance to be provided, the quality of proposed design and construction, and the degree to which the needs of persons and families of moderate income and senior citizens are to be fulfilled.

B. Public Housing

In accordance with community needs and objectives, land may be allocated and sold or leased by the Agency for the construction of not to exceed 275 public housing units on scattered sites, and of not to exceed 200 public housing units for the elderly. Sites selected by the Agency within the Project are hereby approved without necessity for further review and action specified in Resolution No. 9268 (Series of 1939) and Resolution No. 6-65.

C. Rehabilitation

Existing structures in the Project which remain shall be rehabilitated in their entirety in accordance with applicable current codes and ordinances of the City and County of San Francisco and the State of California as supplemented and expanded by Minimum Property Rehabilitation Standards formulated by the Agency. The Standards formulated by the Agency for residential structures shall conform to and be based upon current Federal Housing Administration Minimum Property Standards for Urban Renewal Rehabilitation.

D. Hotel and Apartment Unit Conversions

1. Hotel Conversions

In order to minimize the adverse impact on the housing supply and on displaced low income, elderly and disabled persons resulting from the loss of residential hotel units through their conversion or demolition, the Agency will require that prior to conversion or demolition of any residential hotel unit, as defined in Chapter 41 of the San Francisco Administrative code, that the provisions of Chapter 41 be complied with. For purposes hereof, the applicable provisions of Chapter 41 shall be those in effect on the effective date of this Fourth Amendment to the Plan.

2. Apartment Unit Conversions

Conversion of apartment units from dwelling use to tourist use, whether or not accompanied by rehabilitation, new construction or any combination thereof, requires the express approval of the Agency. Tourist is defined in Chapter 41 of the Administrative Code referenced above.

In determining whether or not to give approval the Agency, in addition to all factors set forth in other provisions of the Plan and other applicable law, will consider the following:

- (1) the impact of the proposed conversion on the stock of the low- and moderate-income housing in the neighborhood and in the City;
- (2) the compatibility of the proposed conversion with the neighborhood; and
- (3) economic and financial factors germane to the proposed conversion.

E. Methods for Project Financing

1. General

Upon adoption of the ordinance approving the Sixth Amendment to the Plan by the Board of Supervisors, and in accordance with the provisions of Community Redevelopment Law, the Agency is authorized to finance this Project with assistance from the United States Government, including the United States Department of Housing and Urban Development (HUD) as part of the City's Community Development Program (CDP) as well as from other federal programs, from State of California, from the City, from Agency bonds, or from other available sources.

The Agency is hereby authorized to issue bonds, obtain advances, borrow funds and create indebtedness in carrying out the Plan. The principal and interest of such advances, funds, and indebtedness may be repaid from any funds which may appropriately be available to the Agency.

Any other loans, grants, or financial assistance from the United States, or any other public or private sources may also be utilized, if available.

2. Tax Allocation Financing

The Agency may, from time to time, issue bonds, notes, interim certificates, debentures or enter into other contractual obligations for any of its Corporate purposes authorized by law. The Agency may also issue refunding bonds for the purpose of paying or retiring bonds previously issued by it. Taxes, if any levied upon the taxable property in the Project each year by or for the benefit of the State of California, City and County of San Francisco, any district, or other public corporations, after the effective date of the ordinance approving the Sixth Amendment to the Plan shall be divided as provided in Article 6, Chapter 6, Part I (the Community Redevelopment Law) of the Health and Safety Code of the State of California and Section 19 of Article XIII of the Constitution of the State of California, to wit :

- a. That portion of the taxes which would be produced by the rate upon which the tax is levied each year by or for each of said taxing agencies upon the total sum of the assessed value of the taxable property in the redevelopment project as shown upon the assessment roll used in connection with the taxation of such property by such taxing agency, last equalized prior to the effective date of such ordinance (to wit, the assessment roll for the fiscal year 1964-1965), shall be allocated to, and when collected shall be paid into, the funds of the respective taxing agencies as taxes by or for said taxing agencies on all other property are paid (for the purpose of allocating taxes levied by or for any taxing agency or agencies which did not include the territory in a redevelopment project on the effective date of such ordinance but to which such

territory has been annexed or otherwise included after such effective date, the assessment roll of the county last equalized on the effective date of said ordinance shall be used in determining the assessed valuation of the taxable property in the project on said effective date), and

- b. That portion of said levied taxes each year in excess of such amount shall be allocated to and when collected shall be paid into a special fund of the redevelopment agency to pay the principal of and interest on loans, moneys advanced to, or indebtedness (whether funded, re-funded, assumed or otherwise) incurred by such redevelopment agency to finance or refinance, in whole or in part, such redevelopment project. Unless and until the total assessed valuation of the taxable property in a redevelopment project exceeds the total assessed value of the taxable property in such project as shown by the last equalized assessment roll referred to in subparagraph designated a. hereof, all of the taxes levied and collected upon the taxable property in such redevelopment project shall be paid into the funds of the respective taxing agencies. When said loans, advances, and indebtedness, if any, and interest thereon, have been paid, then all moneys thereafter received from taxes upon the taxable property in such redevelopment project shall be paid into the funds of the respective taxing agencies as taxes on all other property are paid.

In the proceedings for the advance of moneys, or making of loans, or the incurring of any indebtedness (whether funded, refunded, assumed or otherwise) by the Agency to finance or refinance, in whole or in part, the Western Addition A-2 Redevelopment Project, the portion of taxes mentioned in subparagraph b. hereof may be irrevocably pledged for the payment of the principal of and interest on such loans, advances, or indebtedness. The number of dollars of taxes which may be divided and allocated to the Agency pursuant to Section 33670 of the California Health and Safety Code shall be limited to \$270 million.

- c. No loans, advances, or indebtedness to finance the Project in whole or in part and to be repaid from the allocation of taxes pursuant to Section 33670 of the California Health and Safety Code shall be established or incurred by the Agency after January 1, 2004.
- d. Eminent domain proceedings to acquire property within the Project area shall not commence after January 1, 2006.
- e. Bond issues, the principal and interest of which the Agency proposes to pay with tax allocations under Health and Safety Code 33670, are subject to Board of Supervisors' approval, as are all bond issues of the Agency. For bond issues where the Agency proposes to utilize tax allocations for other than repaying principal and interest, the Agency shall prepare, for the approval of the Board of Supervisors, an annual

Project work program, which program shall outline in detail the activities to be undertaken by the Agency, the loans and/or advances to be received and/or the indebtedness to be incurred.

- f. There shall be no allocation of taxes to the Agency pursuant to Section 33670 of the California Health and Safety Code, nor shall indebtedness be repaid by the Agency, after January 1, 2019.
- g. The Agency is authorized to alleviate any financial burden or detriment caused to any taxing agency as permitted by Health and Safety Code Section 33401.

F. Actions by the City

Subject to the policies and procedures established under its Charter and existing codes and regulations, the City and County of San Francisco shall aid and cooperate in the undertaking of the Project by:

- 1. Institution of proceedings for opening, closing, vacating, widening or changing the alignment or grade of streets and alleys and for other necessary modifications of the street layout in the Project.
- 2. Conveying vacated street areas (except those contemplated for retention for other public use) to the Agency without cost, or at a cost equal to the amount received by the Agency on subsequent disposition.
- 3. Institution of proceedings necessary for changes of improvements in publicly-owned public utilities within or affecting the Project.
- 4. Approving the required sale or exchange of land by and between local public bodies and City Departments concerned.
- 5. Approving the necessary sale or exchange of land by and between the Agency and the City Departments concerned.
- 6. Making the necessary changes in zoning use districts within the Project so as to conform to the land use provisions of the Plan.
- 7. Making inspections, determinations and enforcement necessary to assure that buildings remaining in the Project conform to all applicable health, safety, housing, building and other codes and regulations of the City and County San Francisco and the State of California.

G. Payment for Property Condemned

The financial plan described herein includes funds to pay for property acquired by the Agency. The Agency will pay the fair market value for all property acquired. In the condemnation of any real property, the Agency will comply with all the provisions of law relative to the exercise of the right of eminent domain.

H. Enforcement of Plan

The provisions of the Plan and other documents formulated pursuant thereto may be enforced by the Agency in any manner authorized by law.

I. Duration of Plan

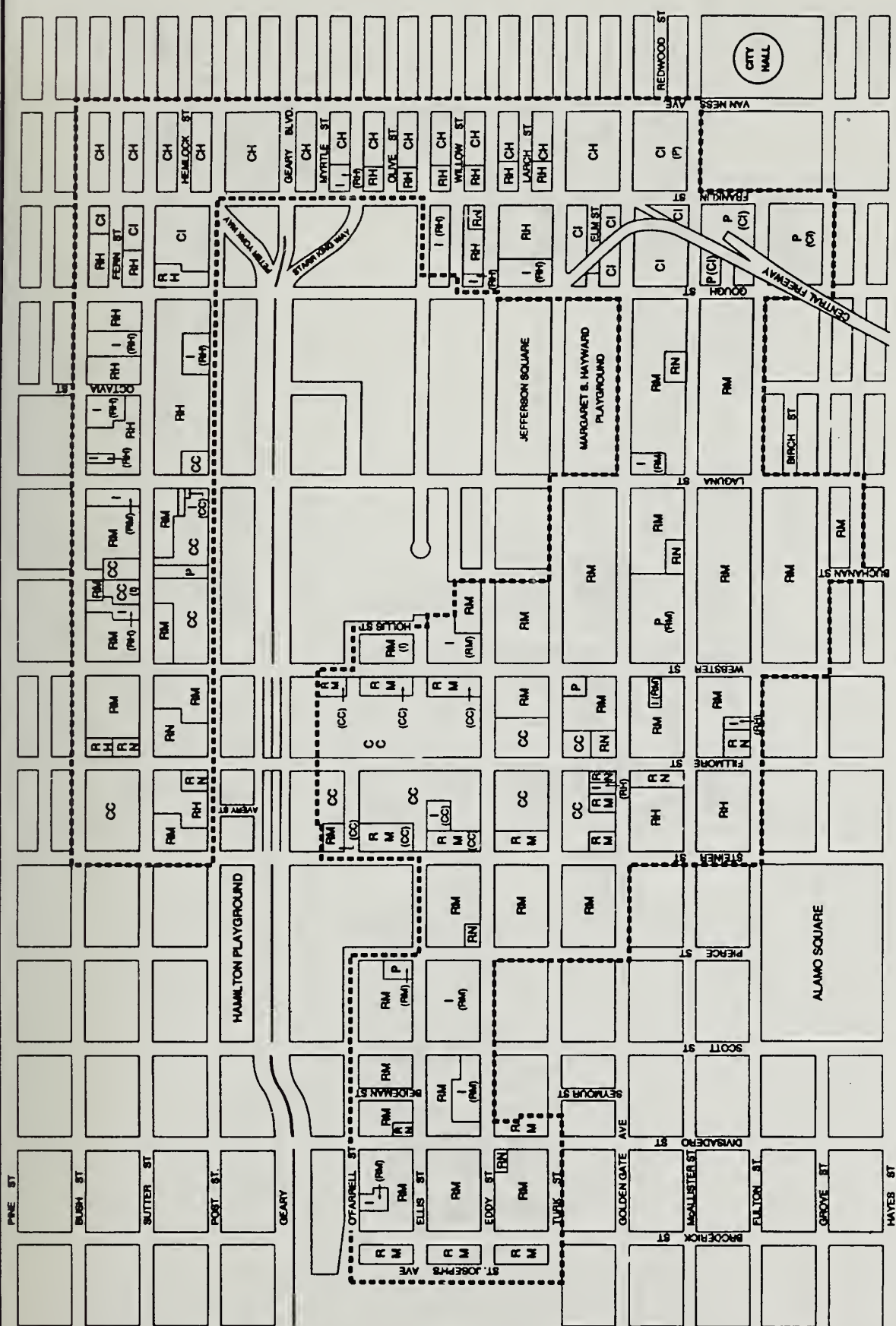
The provisions of the Plan and the provisions of other documents formulated pursuant thereto shall be effective until January 1, 2009 except for 1) the non-discrimination and non-segregation provisions which shall continue in perpetuity, and 2) the provisions of documents pursuant to Section IVD, Methods for Project Financing, which establish loans, advances, or indebtedness to finance or refinance in whole or in part the Project, which shall continue for their stated term.

J. Severability

If any provision, section, subsection, subdivision, sentence, clause or phrase of the Plan is for any reason held to be invalid or unconstitutional, such decision shall not affect the validity of the remaining portion or portions of the Plan.

K. Procedure for Amendment

This Plan may be amended in any manner as is now or hereafter may be permitted by law.



WESTERN ADDITION AREA A-2

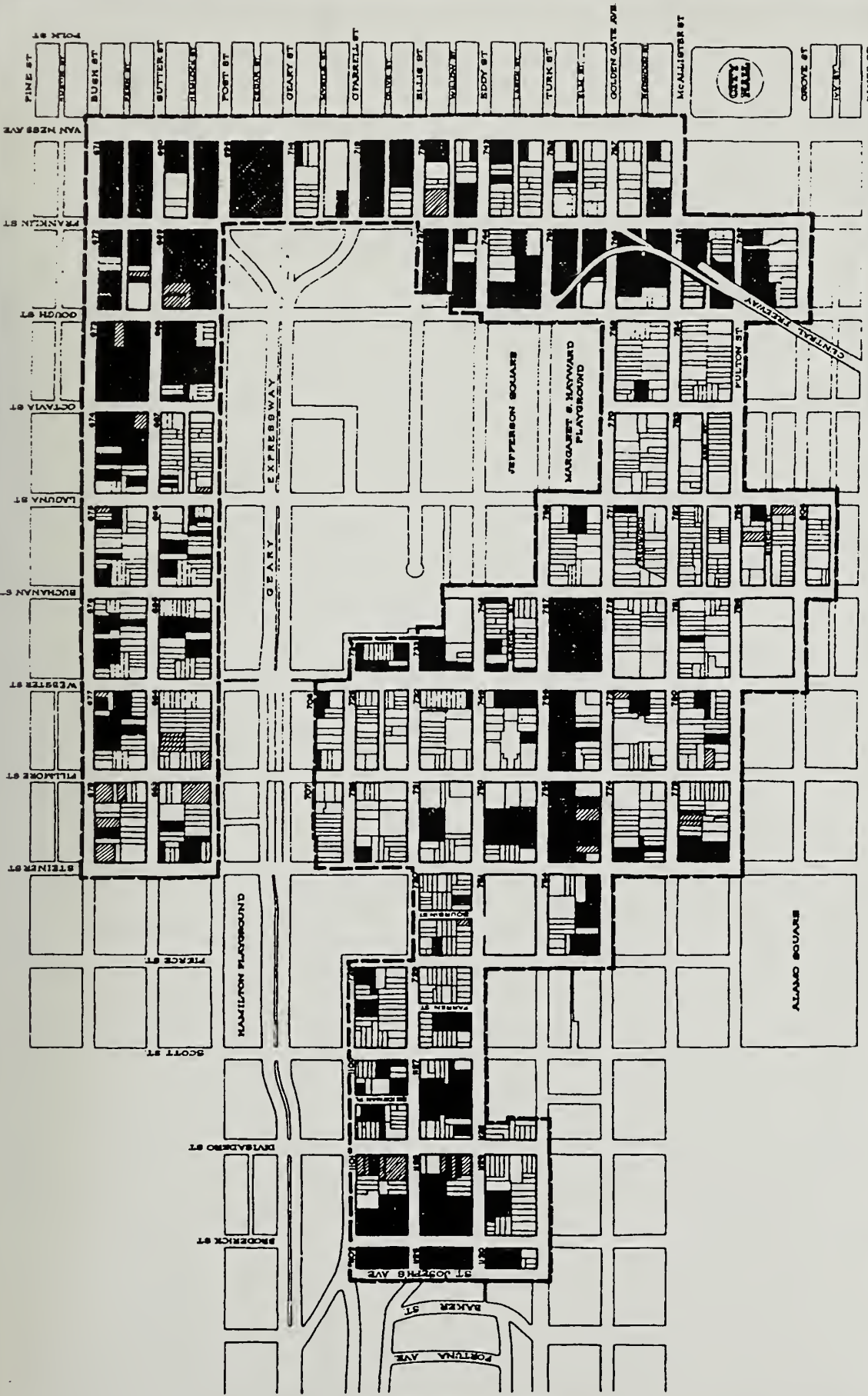
LAND USE

LEGEND

RM	Residential, medium density	CC	Commercial, community shopping
RH	Residential, high density	CI	Commercial, general intermediate density
RN	Residential and neighborhood commercial	CH	Commercial, general high density
()	Alternate uses shown in parentheses	I	Institutional
----	Project boundary	P	Public

Note: Land use areas and rights-of-way are schematic and are subject to adjustments to accommodate final surveys and engineering details

San Francisco Redevelopment Agency



LEGEND

- Rehabilitation
- Possible RIN district uses
- Properties scheduled for acquisition
- Existing public properties (except public housing)
- Project boundary

WESTERN ADDITION AREA A-2

PROPERTY RETENTION REHABILITATION & ACQUISITION

NOTE: All properties indicated on this map for rehabilitation are eligible for owner retention and are subject to uses described on Map I: Land Use. Where Map I (this map) provides for possible RIN district uses and even if such RIN district uses are not indicated on Map I, such uses may be permitted in appropriately rehabilitated structures. All RIN district uses must comply with the "Standards for Development" in Part I of the Plan.

San Francisco Redevelopment Agency

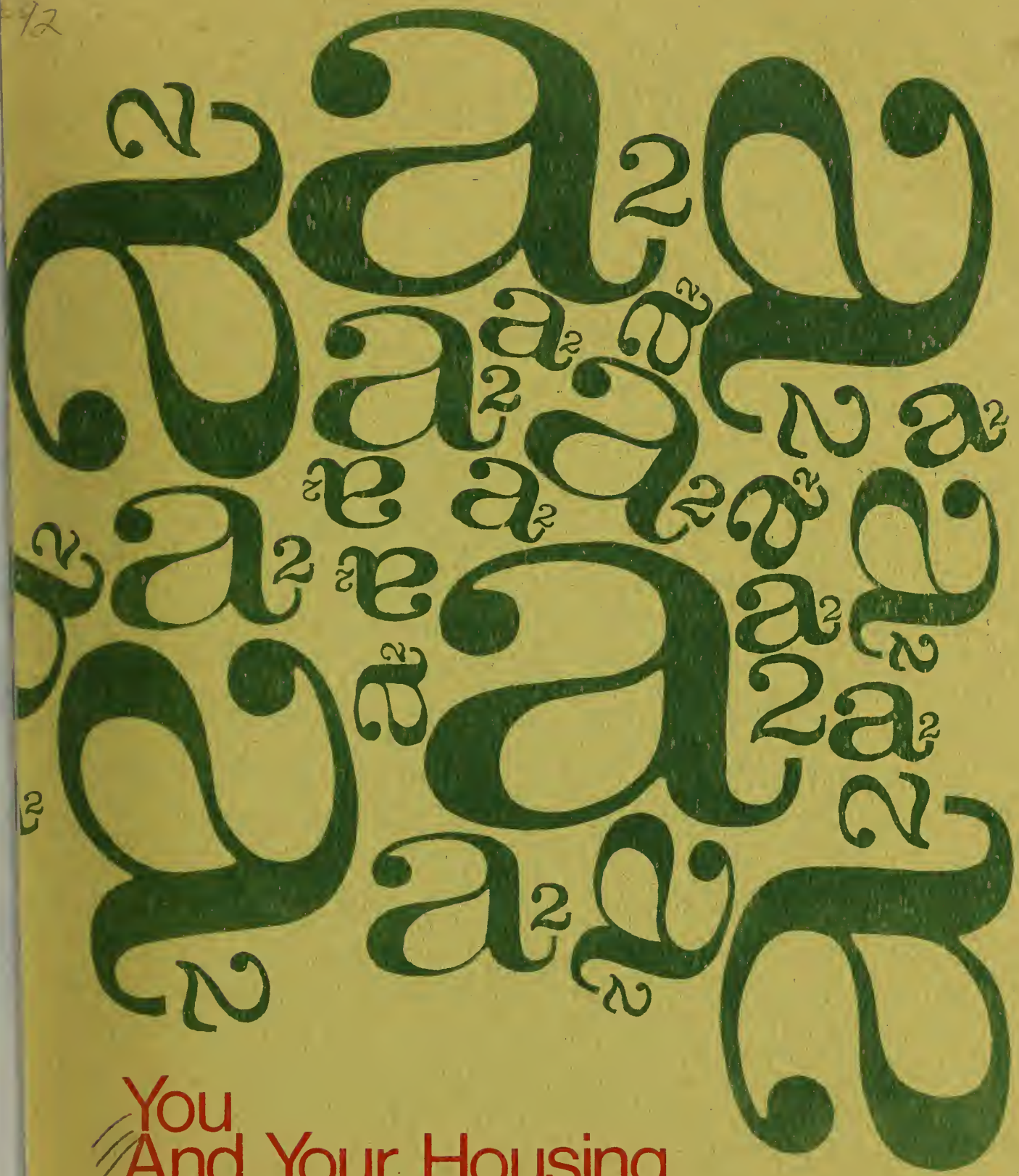


MAP II
8-3-70





5F
35
1/2



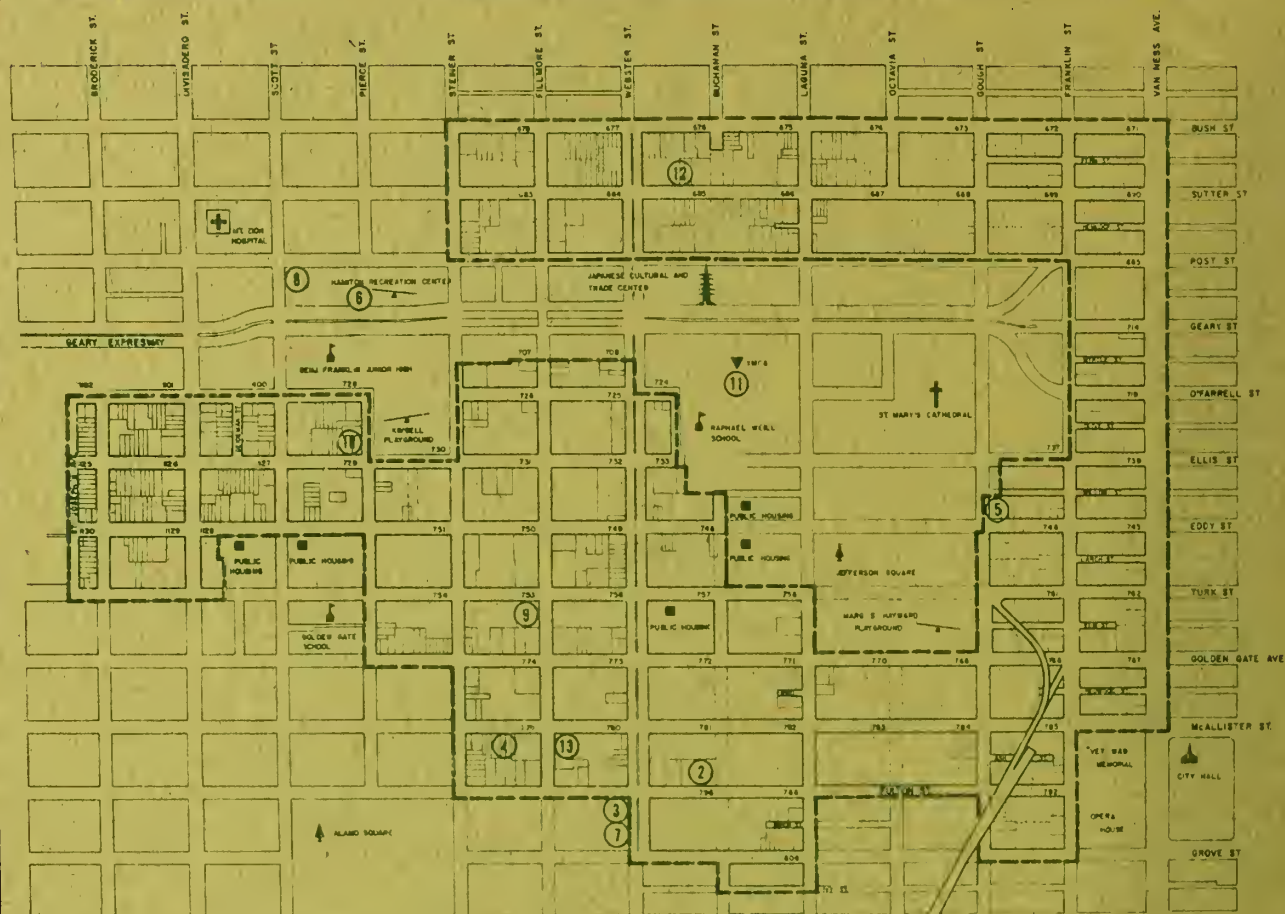
You And Your Housing

Information for residents of
Western Addition A-2
San Francisco Redevelopment Agency

DOCUMENTS

OCT 16 1968

SAN FRANCISCO
PUBLIC LIBRARY



Western Addition A-2

Legend Name

- 1 Location of My Home
- 2 San Francisco Redevelopment Agency
Area 2 Site Office
- 3 Adult Opportunity Center
- 4 EOC Western Addition Main Office
- 5 Family Service Agency
- 6 Hamilton Recreation Center
- 7 Neighborhood Legal Assistance Foundation
- 8 S. F. Public Library Western Addition Branch
- 9 San Francisco Service Center
- 10 District Health Center Two
S. F. Dept. of Public Health
- 11 Young Men's Christian Association
- 12 Young Women's Christian Association
- 13 Youth Opportunity Center

Address

762 Fulton Street
 757 Webster Street
 1269 McAllister Street
 1010 Gough Street
 Geary & Steiner Streets
 721 Webster Street
 Scott & Geary Streets
 Fillmore & Turk Streets
 1301 Pierce Street

 1530 Buchanan Street
 1830 Sutter Street
 1167 McAllister Street

Phone

922-9100
 921-0607
 922-3500
 474-7310
 931-0930
 567-2804
 558-5684
 557-1740
 558-3256

 931-8720
 921-3814
 922-4757

You And your Housing

This booklet
Has been prepared
For your convenience
It will help
Answer your questions
& explain your
Rights & privileges
As an A-2 resident



San Francisco
Redevelopment
Agency

Contents

- 3 Residents Information Receipt
- 4 Renting from Redevelopment Agency
- 7 Free Assistance from the Agency
- 8 Equal Opportunity for Good Housing
- 9 Plan for Future Housing
- 10 Finding Your Own Home
- 11 Inspecting a Dwelling
- 12 When You Find a New Home
- 13 Certificate of Preference
- 14 Preference Fact Sheet
- 16 Location Preference Map
- 17 Preference Eligibility Form
- 19 A-2 Past, Present and Future

Name of Head of Household

Address

Apt./Room No.

Block Lot (Marked on map on inside front cover)

Today, _____ I talked to my Field Representative
(Date)

I found out that the building I live in has been purchased by the Agency on _____ and that I will be a tenant of the Agency until satisfactory arrangements can be made for my move to a new home. I understand that the San Francisco Redevelopment Agency will give me at least three months (90 days) notice before the date when the building I live in will be required.

Today we talked about:

- ☐ Agency Identification Cards (Page 7)
- ☐ Private Information is Confidential (Page 7)
- ☐ Relocation Appeals Board (Page 7)
- ☐ Fair Housing Fact Sheet (Page 8)
- ☐ Certificate of Preference (Page 13)
- ☐ My Rent \$ _____ a month is to be paid to the Agency
- ☐ _____

Field Representative

Tenant

San Francisco Redevelopment Agency
Western Addition Area 2 Site Office
762 Fulton Street
Telephone: 922-9100

You Are now renting from The Redevelopment Agency This Means You Now Have Special Benefits.

Do You Know That:

- we help people to get needed health care, legal assistance and welfare payments?
- we offer homemaking services if you desire them? (Budgeting, stretching food and clothing dollars, meal planning, housekeeping hints, sewing, interior decoration)
- we pay for rodent control and pest control?
- we maintain the building for health and safety?
- we pay for garbage service?
- we will give you three months' notice when it is your time to move?

unless City inspectors find that a building is very dangerous or unhealthy. Some buildings can't be repaired. People living in them should move right away for their own safety.
- if you want to move on your own, we do not demand a 30-day advance notice?
- when you move we refund the rent you have paid to us but have not used, figured from the day you give us the keys?
- we have a responsibility to help you find a place if you want to move?
- if you have questions between the visits of your Field Representative, you are most welcome to phone or visit us at the site office?
- We do not raise your rent to provide all these free services?

You also have responsibilities As a tenant

These are:

- signing a rental agreement
(a rental representative will call on you shortly to explain the rental agreement);
- paying your rent at the beginning of each month;
- avoiding nuisances and unnecessary disturbances;
- not using the premises for illegal purposes;
- living up to your rental agreement;
- discussing your new housing needs with your Field Representative, and
- looking over new places to move to which the Field Representatives offer you;

Except in unusual circumstances, your rent will be the same amount charged by the former owner of the building.

Rent is due and payable in advance on the first business day of each month. However, if your income check arrives after the first, make arrangements to pay a few days later. Your rental representative or our cashier will be glad to assist you.

Your rental check or money order may be sent by mail to the Property Management Division, (see mailing address inside back cover), or you may pay in person at the site office. Do not send cash in the mail.

If you have a request for maintenance or repairs, call the Property Management Division (see telephone number inside back cover).

Name of Head of Household

Address

Apt./Room No.

Block

Lot

(Marked on map on inside front cover)

Today, _____ I talked to my Field Representative
(Date)

I found out that the building I live in has been purchased by the Agency on _____ and that I will be a tenant of the Agency until satisfactory arrangements can be made for my move to a new home. I understand that the San Francisco Redevelopment Agency will give me at least three months (90 days) notice before the date when the building I live in will be required.

Today we talked about:

- ☐ Agency Identification Cards (Page 7)
- ☐ Private Information is Confidential (Page 7)
- ☐ Relocation Appeals Board (Page 7)
- ☐ Fair Housing Fact Sheet (Page 8)
- ☐ Certificate of Preference (Page 13)
- ☐ My Rent \$ _____ a month is to be paid to the Agency
- ☐ _____

Field Representative

Tenant

San Francisco Redevelopment Agency
Western Addition Area 2 Site Office
762 Fulton Street
Telephone: 922-9100

As an agency tenant

You are entitled to free help

If and when we tell you it is time for you to move. We will tell you by letter. Your Field Representative will also tell you personally. He or she is experienced and can offer good suggestions on how to find a place and how to move.

- 1 You can work with your Field Representative in planning your move. (See pages 8, 9, 10, 11 and 12)
- 2 You will not have to move until you find suitable housing.
- 3 You will have up to three months to find the right place.
- 4 When we give you a listing (apartment, flat or other housing unit to fit your needs), be sure to see it right away, before somebody else rents it. We will give you three listings which meet Federal and City code requirements, all at the right price.
- 5 When you decide on a place, we should talk about whether you prefer a fixed moving payment (see page 12) or getting an estimate from a licensed moving company to make the move. We will help with the arrangements and pay for moving costs (sometimes including storage) up to \$200.
- 6 If you are married or have a family, or are over age 62, and your income is low, you should apply immediately for low-rent housing (Public Housing or Leasing Program). Your Field Representative will help you apply. If you apply and if you are unable to obtain a suitable low-rent unit by the time you must move, you may be eligible for Relocation Adjustment Payments up to \$500. This depends on your income and whether you have moved into a dwelling unit which meets Federal and City standards.
- 7 If we cannot find suitable housing for you at the right price outside the project area, or if there are other good reasons why you cannot move outside the area, we will offer you temporary Agency-owned housing in the project area.

If you believe that the housing offered to you is not suitable for your needs, YOU HAVE THE RIGHT to present your case to the RELOCATION APPEALS BOARD. This board was established at the direction of the Board of Supervisors. Ask your Field Representative about it.

And

You have the right to see our identification cards when we visit you and talk about moving in or outside of Western Addition Area 2. Ask us to show our cards. Ask everyone who tells you he represents the Agency.

You have the right to your privacy. We ask for personal information which by law is confidential. We will not pass this information on to any other person or agency without your permission.

You have the right to housing without discrimination because of race, color or creed. If you have any trouble renting a place, be sure to tell us right away. We will help you present your case to the Fair Employment Practice Commission (See next page.)

**YOU
HAVE
THE RIGHT**

THE CALIFORNIA FAIR HOUSING ACT PROTECTS
ALL PERSONS AGAINST DISCRIMINATION IN
THE SALE OR RENTAL OF HOUSES, APARTMENTS,
OR OTHER DWELLINGS FOR REASON OF

**RACE·RELIGIOUS CREED·COLOR
NATIONAL ORIGIN·ANCESTRY**

IF YOU BELIEVE YOU
HAVE BEEN REFUSED, FOR ANY
OF THE ABOVE REASONS,
THE OPPORTUNITY TO INSPECT OR TO BUY
OR RENT A DWELLING YOU CAN AFFORD —

**To equal
Opportunity
For good
Housing**

**VISIT
WRITE
OR
PHONE**

FEPCC
**FAIR EMPLOYMENT
PRACTICE COMMISSION**
San Francisco: P.O. Box 603
455 Golden Gate Avenue
Phone 557-2005

LET THE LAW HELP YOU TO END DISCRIMINATION

Plan now

For your future housing

Living in an urban renewal area like A-2 gives you several rights and advantages:

1. **BUYING A HOME:** Be sure to come to our site office to look over the Veterans Administration (V. A.) and Federal Housing Administration (F. H. A.) sales listings which are sometimes available.
2. Nearly every family and individual in A-2 has the right to a **CERTIFICATE OF PREFERENCE**. This certificate gives A-2 residents the first right of preference to buy or rent housing as soon as it is built or rehabilitated in A-2. There will be:
 - **NEW MODERATE-PRICED PRIVATE HOUSING**
 - **NEW PUBLIC HOUSING FOR LARGE FAMILIES**
 - **NEW HOUSING FOR THE ELDERLY**
 - **NEW AND REMODELED HOUSING UNDER THE LEASING PROGRAM**

Ask your Field Representative to help you to apply for a Certificate of Preference now. We will notify you by mail when the new housing will be ready.

3. All A-2 families and most A-2 individuals have the right to a **FEDERAL HOUSING AUTHORITY 221 CERTIFICATE** which the Agency will issue. These certificates are given only to people who must move because of governmental action, such as urban renewal, highways, public buildings and code enforcement. With this 221 CERTIFICATE, A-2 residents with moderate income enjoy a priority (time advantage) in renting or buying a house or an apartment in **MODERATE PRICED PRIVATE HOUSING** developments at costs lower than the private market for a new housing unit.

- a. In **SAN FRANCISCO**, many units will become available in 1968, and in 1969-1970 there will be hundreds of new units available in A-1, A-2, and other areas of the city. Come to our office to see an up-to-date list.
- b. In the **BAY AREA** and anywhere in the **UNITED STATES**: if you are thinking about moving outside of San Francisco for your own personal reasons, your 221 Certificate gives you preference to rent vacant units in nine **BAY AREA** cities and in many other cities all over the United States.

Leasing program and public housing

If your income is too low to afford standard private housing, you probably have a priority for the **LEASING PROGRAM** (Section 23) and for **PUBLIC HOUSING**. Many of your former neighbors in A-2 have already learned the advantages and are now living in much better housing at low rents they can afford.

Ask your Field Representative to explain all these housing programs to you, and then assist you to see which one you are eligible for.

Finding Your own home

If you want to move now for your own reasons, tell your Field Representative the kind of place you want to buy or rent. He will give you the addresses of houses, flats or apartments which have been thoroughly checked out and found in good condition.

After you inspect a living unit carefully, you may want to rent - or buy - it. But if you find it does not suit your needs, you can help us by telling (or writing) your Field Representative what housing would suit you better.

We will continue to find other units for you but you will probably have the best success in finding the house you want by going out on your own. We recommend that you begin looking right away, but only after you study the following pages carefully to make sure you think of everything.

Right Size

for you and your family. It should have enough bedrooms for your family's comfort and privacy. This chart will help you in deciding if there are enough bedrooms to qualify the housing as standard.

Number of Bedrooms	Minimum Size of Family	Maximum Size of Family
0	1	2
1	1	3*
2	2	4
3	4	6
4	6	8
5	8	10

*Usually if a child is under 6 years, an extra bedroom is not needed, but for someone over 18 years we suggest extra bedroom space.

Ask your Field Representative to further explain the reasons for a unit of the right size.

Right Price

for your income. Almost every family can afford to pay gross rent (contract rent and utilities) with one-fifth (20%) of their monthly gross income, and almost every single person can pay one-fourth (25%) of his monthly gross income for rent. Be sure to find out if you must pay for gas, electricity, water and garbage service.

Right Location

in a good residential neighborhood convenient to bus or streetcar, to church, to shopping, and to schools.

When you Inspect a house, flat, or apartment

Beware of:

- Blocked passageways, dangerous exits.
- Trash under or around stairways
- Cracked foundations, bulging walls, sagging roof.
- Dangerous stairways, loose handrails.
- Signs of standing water, stopped-up drains.
- Sagging floors, broken plaster, ceilings under 7 feet, 9 inches high.
- Inadequate heating. Gas heaters not connected to outside vent or flue.
- Windows that are too small, or windows you cannot open and close.
- Exposed electrical wiring; need of extension cords.
- Shared bathrooms. Bad plumbing, poor sewers, low water pressure in the bathroom.
- Shared kitchens, Bad plumbing, poor sewers, low water pressure in the kitchen.

And, if you are looking for a HOTEL room,

Beware of:

- Residential hotel units without at least shared bathroom facilities on each floor. Bad plumbing, poor sewers, low water pressure in the bathroom.
- Residential hotel units without shared kitchen facilities. Bad plumbing, poor sewers, low water pressure in the kitchen.

Be sure it has:

- Two ways to get out in case of fire — such as rear stairs or fire escape.
- No fire hazards.
- Solid foundation, good walls and roof.
- Safe stairs, with good handrails.
- Good drainage in yard or court.
- Sound and level floors, good plaster, ceiling 8 feet high, but an inch or two under 8 feet in some rooms is usually satisfactory.
- Permanent heating fixtures, properly vented.
- Enough daylight and ventilation.
- One electrical outlet in each living room or sleeping room, and in the kitchen.
- Hot and cold running water in your own private bathroom.
- Hot and cold running water in your own kitchen.

Be sure it has:

- At least one bathroom for men and one bathroom for women on each floor with hot and cold running water. No more than 10 persons should have to share a bathroom.
- Enough shared kitchen facilities for the residents who want them, with hot and cold running water. No more than 10 persons should have to share a kitchen facility.

And Some final reminders

when you are renting or buying your own place —

Let your Field Representative know right away so he can explain the help you are entitled to, including:

1. A full inspection of the housing by a qualified person before you decide to rent to make sure it measures up to Federal and City standards. This is very important because one of the special payments (the Relocation Adjustment Payment) can only be made if you move to housing which meets these standards. Also, this double check may give you some assurance that you will not be inconvenienced later on when many buildings will have to be remodeled to meet the City fire, safety and building codes.

2. Help in moving arrangements so we can either pay the moving company directly (up to \$200) or pay you for moving your own furniture at the following rates:

\$40 for	one room
60	two rooms
80	three rooms
100	four rooms
120	five rooms
140	six rooms
170	seven rooms
200	eight rooms or more

plus \$5 for each floor you move to or from as long as the total is not more than \$200.

Individuals who have no furniture at all can be paid \$5. Families without furniture can be paid \$10 for moving themselves.

3. Help in stopping your present rent on the day you move by giving us the keys.
4. Help in getting you a refund of the rent you have paid to us but have not used.

And if you owned your home, help in being reimbursed for certain costs you paid when your property was purchased by the Agency

The sooner you tell us, the better service we can give.

Certificate of Preference

The Redevelopment Agency desires to encourage residents of A-2 to participate in the development of the area. Therefore, it has adopted a policy giving preference to residents, property owners, and businessmen in the renting of apartments or business places in renewed properties, and in the purchase of property.

If you can give evidence that you have been an owner or occupant of property in A-2 at any time between October 14, 1964 and July 25, 1967, you are eligible to hold a preference. Please read the attached Preference Fact Sheet (See page 16). Then, if you wish to receive a CERTIFICATE OF PREFERENCE and also receive notices when apartments or commercial spaces are available for rent or lease, or when properties are to be sold, fill out, detach, and return the Eligibility form on page 17 to the Redevelopment Agency A-2 site office.

Then, upon demonstration of your eligibility for a preference, the Agency will issue to you a CERTIFICATE OF PREFERENCE.

If you have any questions about preferences and how to use them, please telephone or visit the Western Addition Area A-2 Site Office.



SAN FRANCISCO
REDEVELOPMENT AGENCY

WESTERN ADDITION
AREA A-2



Preference fact sheets

What does "Preference" mean?

The Redevelopment Agency has established by official Resolution that every holder of a CERTIFICATE OF PREFERENCE will be given preference in the purchase or rental of property in the A-2 Project Area.

Who is eligible for a Certificate of Preference?

All residents, owners, and businessmen in the area (see attached map) at any time between October 14, 1964, and July 25, 1967 are eligible to hold a Certificate. Holders of Certificates are guaranteed preferential consideration in the rental and purchase of A-2 properties.

Certificates are valid for the duration of the Western Addition Area A-2 project as determined by the Department of Housing and Urban Development.

How can you obtain a Certificate?

The Agency will issue a Certificate to you after you have submitted a completed Statement of Interest form and after you have demonstrated your eligibility by producing rent or utility receipts, or any other reasonable proof of occupancy. You may do both of these things by mail, or with an Agency representative in your own home, or by visiting the Preference Desk at the Agency's Fulton Street site office. You may apply to the Agency to establish your eligibility at any time.

What does the Certificate mean to you?

If you are interested in the rental of apartments or commercial space (or purchase of cooperative apartments):

1. After you have completed the necessary steps for eligibility and received your Certificate of Preference, your name will be put on a special mailing list. Thereafter the Agency will send you notices on a selective basis, according to the specific interest you have expressed in the availability of apartments and commercial space for rent or lease, or in the case of cooperative housing for sale. At least twice a year all will be notified by newsletter of all developments, dates of completion, and other information on A-2 construction.
2. Developers, as a condition of developing in A-2, must guarantee that they will give reasonable preferences to Certificate holders who otherwise meet the requirements for occupancy of their developments. Lessors who are not under such agreements will be actively encouraged to give preferential consideration to Certificate holders.
3. A Certificate holder who fails to respond to any three notices (each of which allows 90 days for response) will be placed in an inactive file and will be so notified by registered letter, and will thereafter receive only the general newsletter in item (1) above, until he is put back in the active file.
4. The Agency will annually request in writing that certificate holders bring their statement of interest forms up to date. Persons not responding to this request within 90 days will be placed in the inactive file until they bring their interest forms up to date. But in no event will a certificate be withdrawn or voided for failure to respond to either this request or any notice of new housing.

If you are interested in Purchasing land for development

When your eligibility has been established, your name will be put on mailing lists for notification according to your particular interest when land is being offered for sale. Certain offerings — limited to residential parcels of 9,000 square feet or less, commercial parcels of 11,000 square feet or less — will be offered for a specified period of time exclusively to Certificate holders. Other parcels, offered to the general public and evaluated exclusively by the Agency on conformity of the proposed developments with those stated in the offerings, will be awarded on a preference basis to Certificate holders, when all other criteria are approximately equal. As between Certificate holders, where all other factors are approximately equal, selection will be made by drawing lots, with reasonable advance notice to all interested parties.

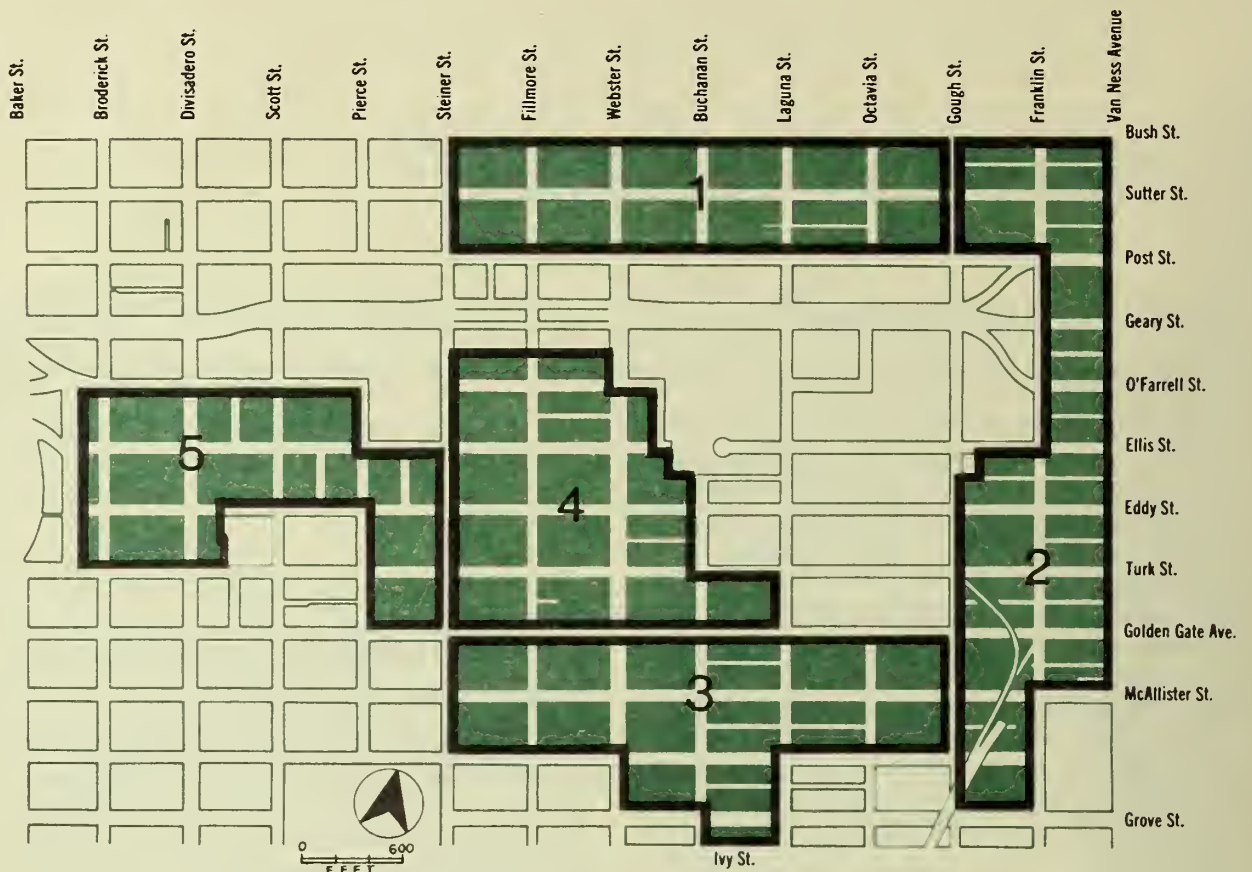
If you are interested in purchasing buildings for rehabilitation

You will be put on a mailing list for notification when Agency-owned residential or commercial buildings — depending on your expressed interest — are available for purchase and rehabilitation. As Certificate holder, you will receive preferential consideration in the purchase of these properties.

Note:

Households and businesses which must be moved by the Redevelopment Agency in order to release sites for an early schedule under the renewal plan are given priority consideration above all Certificate holders.

**For further information,
call or visit the
Western Addition Site Office,
762 Fulton Street.
The phone number is
922-9100.**



Western Addition A-2

Location Preference Map

Legend

- Project Area
- Preference Area Boundary
- 1 Preference Area Number

Instructions:

Read the Preference Fact Sheet. Then, if you have been an owner or occupant of the project area, and desire to re-establish in A-2, indicate the nature of your interest by checking appropriate items. You may check more than one item. Return the form to the Agency's Western Addition site office by mail, or in person, or through any Agency Representative.

Note:

To be eligible for a preference, you must demonstrate that you have been in Project Area A-2 by producing rent or utility receipts or any other reasonable proof of occupancy or ownership, dated anytime between October 14, 1964 and July 25, 1967. If eligible, you will be issued a **CERTIFICATE OF PREFERENCE**. If you were paying rent to the Agency on or before July 25, 1967, your eligibility is automatically established, and a **CERTIFICATE OF PREFERENCE** will be issued to you as soon as you fill out and return this Statement of Interest form.

I believe I am eligible to hold a Preference in the Western Addition Area A-2.

Please put me on mailing lists to receive notices concerning the following:

☐ Rental or lease of an apartment ☐ Purchase of a cooperative apartment

The following information applies only to apartments. It is confidential,
and for Agency use only.

Family Size _____ Approx. Family Income, Monthly Gross \$ _____

Age of Head of Household _____ Bedrooms Needed: ☐ Studio ☐ 1 Bedroom

☐ 2 Bedrooms ☐ 3 Bedrooms ☐ 4 or more Bedrooms

☐ Rental or lease of commercial space _____

Approx. Area Required, Square Feet _____

General Nature of Business _____

Are you now Conducting this Business in the A-2 Area? ☐ yes ☐ no

☐ Purchase of buildings for rehabilitation

☐ One-family Residential ☐ Multi-unit Residential ☐ Commercial

☐ Purchase of land for development

☐ Single Family Residential ☐ Multi-unit Residential

☐ Commercial ☐ Institutional

If possible, I would like to locate in the following A-2 area (see map on
opposite page) ☐ 1 ☐ 2 ☐ 3 ☐ 4 ☐ 5

Use other side for comments or explanation of your interest.

I understand that return of this Statement of Interest in no way obligates me,
nor does it establish my right to a preference. I can change my Statement of
Interest at any time by notifying the Agency Preference Desk.

Name _____ Date _____

Address _____ Phone _____

_____ Zip _____

Return To: Preference Desk
San Francisco Redevelopment Agency
762 Fulton Street
San Francisco 94115

A-2 Past, Present, and Future

After the Earthquake

The Western Addition became attractive and prosperous, but the prosperity laid the groundwork for future decay. The 1906 fire did not reach Area 2 of the greater Western Addition, so people who lost their homes in the fire moved into the area by the thousands. Private homes became rooming houses and apartment houses were turned into hotels. People moved into basements, attics and storage rooms, anywhere they could find shelter. Stores, businesses and factories were squeezed into houses - even into basements. For a few years, the overcrowding did not lessen the fashionable appearance of the Western Addition, and especially of the busy and prosperous Fillmore District.

Then when the destroyed parts of the City were rebuilt, many people moved their businesses, stores and homes back into the downtown area. Immigrants and other newcomers moved in and rented the overcrowded spaces because the rents were lower and sometimes because they found other neighborhoods closed to them. For fifty years, the same thing happened again and again, while congestion increased and traffic became heavier on narrow crowded streets.

For many years only a few owners or landlords maintained their property. Many of them just collected their rents and stayed away.

Things in the Western Addition went from bad to worse.

Everybody Talked

Everybody talked about the higher crime rate, the greater number of fires, and the higher disease rate. Everybody knew that the people living there were discouraged because it was harder to get a good job. And without a job, who can find a better place to live? Though some people did keep their places in good repair and some new buildings were constructed, it was not enough. Over a period of years Federal and State laws were adopted to make it possible to build public housing and to insure mortgages on private homes. In 1945, the California Community Redevelopment Act was adopted, and finally in 1949 the Federal Government passed legislation appropriating funds for the renewal of cities. Redevelopment projects started in major cities, including San Francisco.

Western Addition Area A-1 redevelopment was undertaken with only a few rehousing aids compared to the several dozen available today, yet it did much to prepare the way for a more desirable residential community in the surrounding neighborhood. Area A-1 provided the two major Kaiser Hospital buildings, doctors' offices, churches, enlarged playgrounds and parks, a preschool nursery, a public library and a redesign of thoroughfares to move traffic and reduce congestion. In Area A-1 San Francisco has its first senior citizen housing, its first moderate-priced private housing, and its first convalescent home to be built with Federal and City aid, all together making the greater Western Addition a better community.

Even though two out of three families moved into good homes outside of Area A-1, that was not as desirable as homes inside the renewal area itself. Today, with all the more helpful legislation (much of which the Redevelopment Agency itself has fought for), and with sponsors of new housing now emerging from Area A-2 institutions for A-2 people, the meaning of the Agency pledge of A-2 redevelopment by A-2 people for A-2 people is gradually becoming more and more evident for all to see.

A-2 Redevelopment is about PEOPLE and OPPORTUNITY

It's about families, to provide enough living space so parents and children can have privacy and the comforts and enjoyments of a home.

It's about the elderly and the many people who are all alone in the world — to provide a private place that is warm and comfortable and clean.

It's about the people of Western Addition, joined together in organizations, churches and lodges to restore or replace many dilapidated buildings with homes and apartments for people of the area.

It's about the people who work for the Redevelopment Agency and the other service agencies. They want you to have every right and advantage which the law gives to you and they want to help you to gain all your rights.

A-2 Redevelopment Means:

"Keeping good buildings, and improving them".

Over 40% of the houses, flats, apartments and other buildings in Western Addition Area 2 will be kept standing and will be improved or rehabilitated. We help owners to inspect, plan improvements, find a contractor and negotiate long-term loans at low interest. All this will save over 600 buildings from being torn down.

"Building New Houses at Lower Rents."

Houses, especially for the big families who need three to six bedrooms so there will be enough room for growing children. There will be new kinds of public housing and private housing available for families with lower incomes. Organizations, churches, and lodges from the area will build housing and rent it to Western Addition people. And there will be housing especially designed for our A-2 senior citizens.

A-2 Redevelopment also means:

"Building New Schools and Playgrounds."

There will be a new modern elementary school, with all the facilities for study and play. Better education means better jobs.

"Making Streets Safe, Quiet and Beautiful"

Many streets in the area are dark and dangerous, both for pedestrians and vehicles. There are many crowded intersections. In the near future there will be quiet, well-lighted residential streets lined with trees. There will be parking garages and landscaped parking lots to relieve the congestion on the streets.

"Providing Better Shops and Services"

Many businessmen in Western Addition are planning shopping centers where you will be able to get food and clothing and services of all kinds in modern stores.

"Making More Jobs Available for the People of Western Addition Area 2"

The Redevelopment Agency has employed people already from Western Addition. Rehabilitation and rebuilding projects will give jobs to more men and women. And when redevelopment is finished there will be permanent jobs in the new shops and stores.

"Come back to Western Addition"

The people of Western Addition are now renewing their neighborhoods and facilities to make them better and brighter for their families and friends to live in. For those persons who have to move to make way for this progress, the Redevelopment Agency and the sponsors give first preference for moving back into A-2.

Read the preceding pages again to make certain how all this change and progress will affect you and what privileges, benefits and services are available to you through the Redevelopment Agency staff and site office established in A-2 to serve you.

Questions?
Need help?
Don't wait, but come
See us at our

**Western Addition
Area A-2 office**

762 Fulton street

San Francisco

Tel. 922-9100

Mailing Address

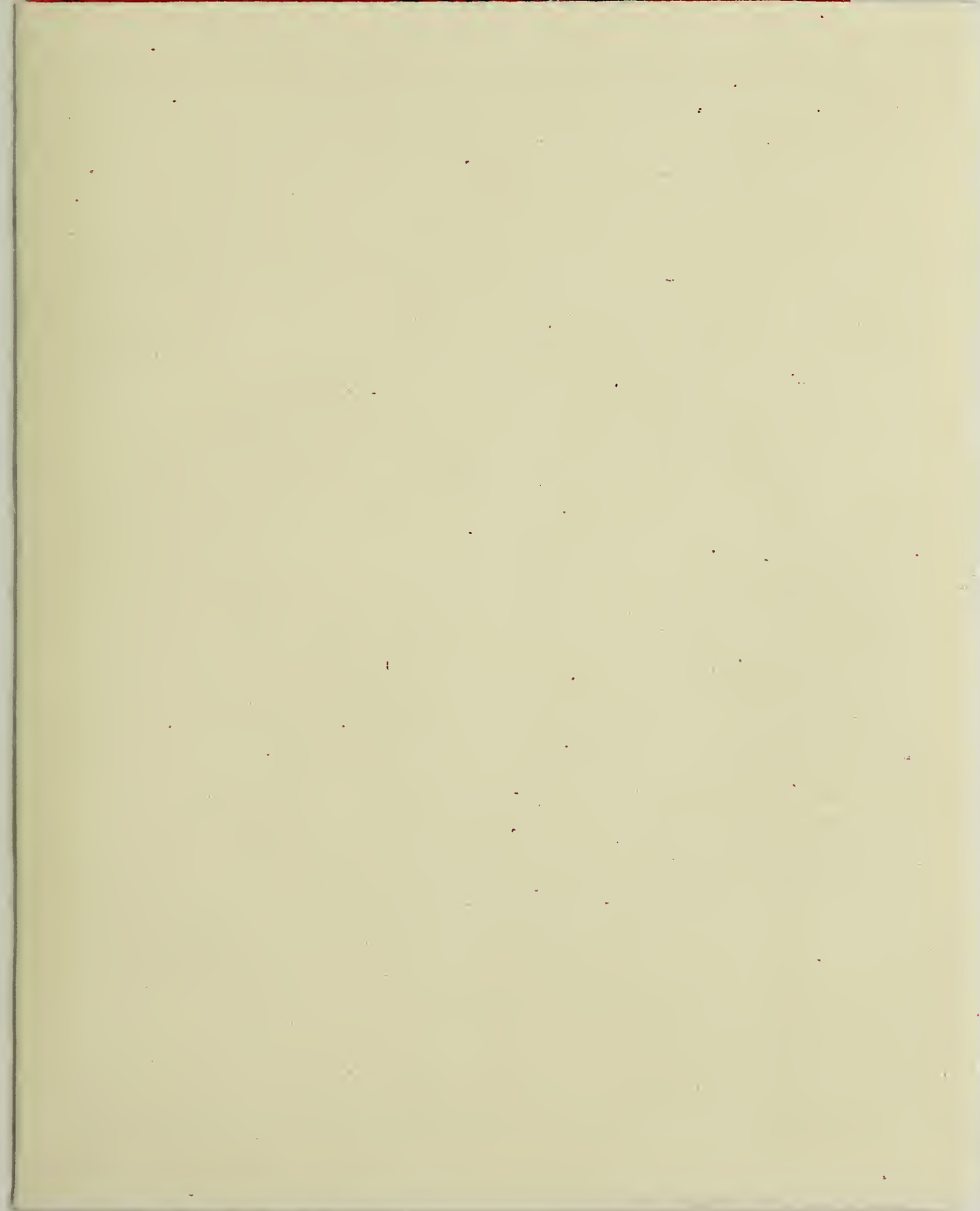
P.O. Box 826

San Francisco, California, 94101

Our office is open
Monday thru Friday
From 8 am to 5 pm
Wednesday
We will keep it open
Until 7 pm or
Call us at
922-9100



Handwritten text in a stylized, cursive script, likely a form of shorthand or a decorative calligraphic style. The text is written in dark ink on aged, yellowish paper. The characters are large and flowing, with many loops and flourishes. The text is arranged in several lines, with some characters appearing to be part of a larger word or phrase. The overall appearance is that of a historical document or a decorative page from an old book.



DOCUMENTS

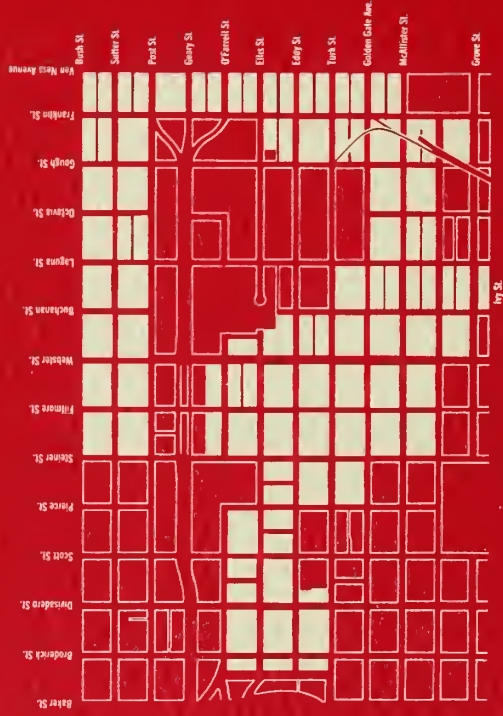
DEC 21 1846

San Francisco

Rehabilitation
Western Addition
San Francisco Redevelopment Agency

This Message is for you

Because you are a property owner. Whether you live on your property, or rent it to others, you are different from other owners because your property is in Western Addition Redevelopment Area A-2.



Western Addition Area 2

